

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

AUTHOR/S: Executive Director (Operational Services)/
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S/1099/10/F – WATERBEACH

Description of Development: Erection of 40 bedroom Care Home and Associated Landscaping Following Demolition of Existing 43 Bedroom Care Home at Waterbeach Lodge, Ely Road for Scimitar Hotels Plc.

Recommendation: Approval

Date for Determination: 18 October 2010

Notes:

This Application has been reported to the Planning Committee due to the recommendation of refusal by Waterbeach Parish Council.

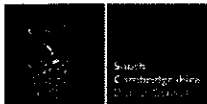
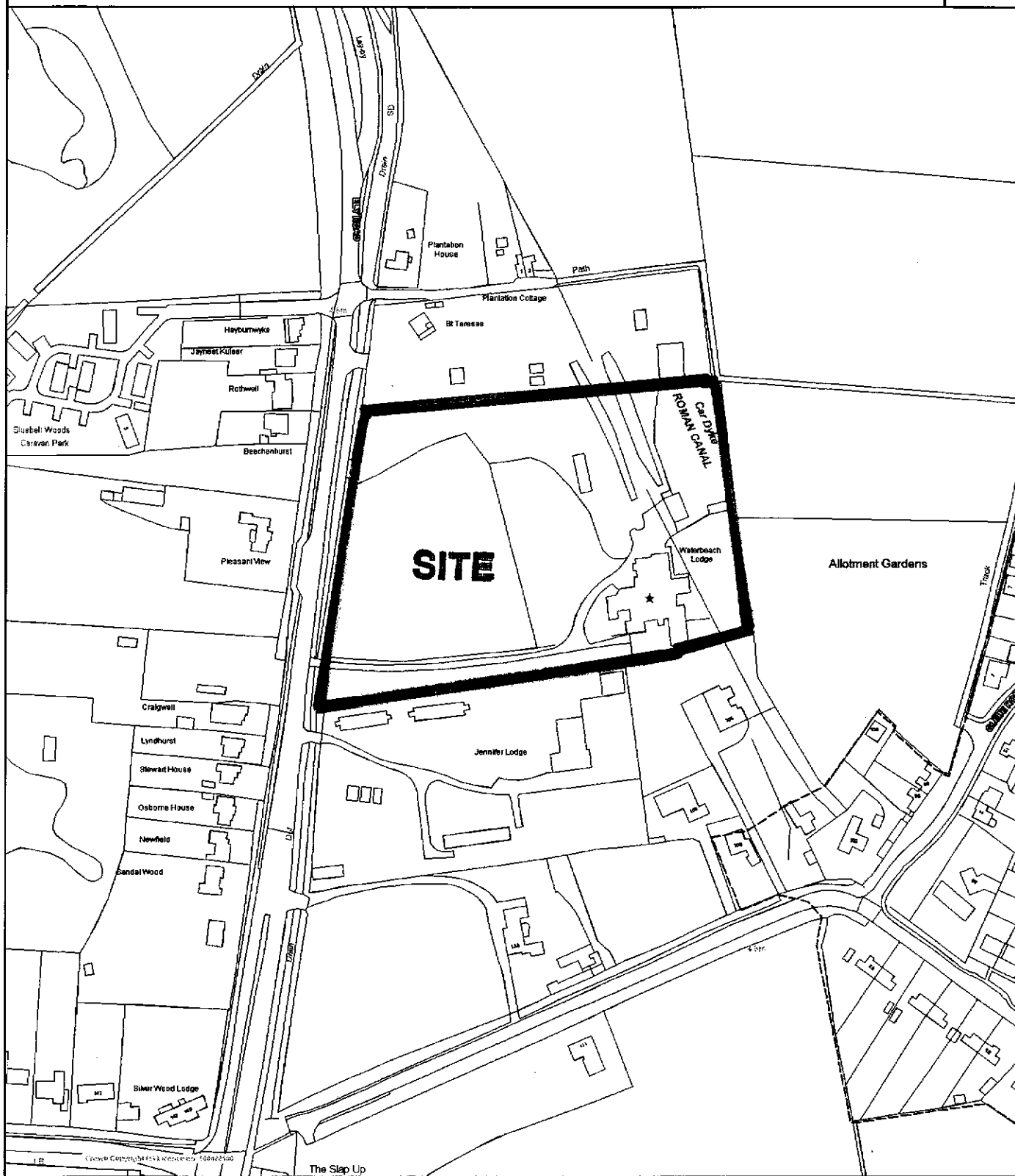
Site and Proposal

1. The application site comprising 2.5 hectares (ha) is located outside of the village development framework within the open countryside and Green Belt. At present the site contains a 43-bedroom care home, which is a piece-meal building of various accretions, which is also served by a number of outbuildings within the surrounding grounds. The site is accessed via a long narrow avenue off the Ely Road (A10) with an undulating ground level peaking around the envelope of the existing care home. Vast and extensive soft landscaped grounds including a rich tree population screen the majority of the site's common boundaries. The site lies north of residential properties within Cambridge Road and west of the village's allotment site accessed via Glebe Road. There is also a pedestrian access from the site's northeast corner into the village, north of the allotments.
2. Part of the site north of the existing care home is identified as having archaeological potential as a Saxon settlement site. In addition the line of the Car Dyke Roman canal runs through the western part of the site from north to south. The site also contains a rare cave spider population, which is located within a lime tree and is of high ecological importance.
3. Proposals comprise the erection of a three-storey, 40-bedroom care home following the demolition of the existing 43-bed care home. A landscape proposal, design and access statement and a statement outlining very special circumstances accompany the application.

Planning History

4. Planning Application **S/0124/10/F** for the erection of a 43-bedroom care home following the demolition of existing care home was refused on the grounds that the development represented inappropriate development within the Green Belt by way of a loss of openness, and a detrimental impact upon residential amenity, visual amenity and bats.

S/1099/10/F - Waterbeach Lodge, Waterbeach



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Scale 1/2500 Date 24/9/2010

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No material considerations were provided that would amount to very special circumstances to clearly outweigh this harm.

5. Planning Application **S/1079/06/F** was approved for the provision of an escape ramp.
6. Planning Application **S/1447/95/F** was approved for extensions.
7. Planning Application **S/0955/94/F** was approved for an extension.
8. Planning Application **S/1614/92/F** was approved for an extension.
9. Planning Application **S/1613/92/F** was approved for an extension.

Planning Policy

10. South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/1 Green Belt
11. South Cambridgeshire LDF Development Control Policies DPD, 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
SF/6 Public Art and New Development
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
12. South Cambridgeshire LDF Supplementary Planning Documents (SPD):
Public Art SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Biodiversity SPD - Adopted July 2009
Landscape in New Developments SPD – Adopted January 2010
District Design Guide SPD – Adopted March 2010
13. **Circular 11/95** – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
14. **Circular 05/2005** - Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation

15. **Waterbeach Parish Council** – Recommend refusal on the following grounds:
 - (a) Additional landscaping is necessary along the southern boundary in area of car park to prevent use of car parking;
 - (b) The development would be inappropriate development for the environment because of the additional storey to that of the existing building;
 - (c) Additional landscaping to southern boundary of drive is required with the provision of a 2m high hedge;
 - (d) An archaeological survey of the area (where ground works will take place);
 - (e) The driveway should be wider to allow two vehicles to pass one another along with a footpath for pedestrians;
 - (f) More space is require between the A10 and the proposed gates to allow vehicles to clear the highway for safe access and egress;
 - (g) No cycle storage is shown upon the plans;
 - (h) No screened bin areas are provided;
 - (i) There is a concern over the use of security lights and the impact upon residential amenity;
 - (j) The ditch along the front of the site should be cleared and maintained to a high standard by the developer.

16. **Landbeach Parish Council** (Adjacent Village) – Recommend approval.

17. **Local Highway Authority** – Raise no objections subject to any gates proposed being set back a minimum of 10m from the highway boundary and are side hung opening inward. In addition temporary facilities shall be provided on the site for the turning, parking, loading and unloading of all vehicles associated with demolition and construction.

18. **Waterbeach Internal Drainage Board** – No comments have been received.

19. **Cambridgeshire Fire & Rescue** – Should the development benefit from planning permission the provision of fire hydrants should be sought by way of a S106 agreement or planning condition.

20. **Cambridge County Council Archaeology** – The site lies within an area of high archaeological importance and as a consequence the site will require a programme of archaeological investigation at the expense of the developer by virtue of a pre-development condition.

21. **Architectural Liaison Officer** – Raises no objections given the site's location and crime statistics for this area. The agent should submit a secure by design application should the development benefit from planning approval.

22. **Primary Care Trust** – Do not wish to support the proposal as there is adequate care home capacity in Cambridge and the surrounding area and that a further home is not required.

23. **Anglian Water** – The site lies outside of the Anglian Water Area of water supply therefore Cambridge Water Company should be consulted. The current foul sewer system has sufficient capacity to accommodate the development whilst the wastewater treatment will be treated by the Waterbeach sewage treatment works, which has sufficient capacity. The applicant has indicated that the surface water drainage is not to be directed into the public sewer and therefore the views of the Environment Agency

should be sought in this respect. Consent will be required to discharge trade effluent water to the sewer.

24. **Trees and Landscape** – Raises no objections subject to subject to a condition requiring details of a defined working area for material storage, contractor vehicle parking and construction activities to ensure no encroachment into the root protection areas of retained trees.
25. **Landscape Design** – The landscape concept plan safeguards the important elements of the existing landscape that should be retained. Furthermore it provides a varied and spacious environment of unusually high quality to accompany a care home. The concept is therefore deemed to provide an ideal function for the site, enabling the longevity of valuable features such as orchards, native planting and large-scale trees. Notwithstanding this, a landscape condition will be required upon approval.
26. **Ecology Officer** – Raises no objections to the development in line with the most recent bat survey. As a consequence the use of conditions would suffice in addressing significant matters with regard to bats. Therefore prior to development commencing full details of site mitigation and compensatory measures will be submitted to and approved in writing.
27. **Environmental Health** – Raise no objections subject to the provision of conditions requiring details of power driven machinery (including heating and ventilation), limitation on the hours of use of power operated machinery during demolition and construction, details of external lighting and limitations on deliveries during construction.
28. **Natural England** – Raise no objections with the standard advice for guidance on survey and mitigation requirements to be followed in respect of bats.

Representations

29. One letter of objection from the occupier of no.106 Cambridge Road has been received, the content of which raises the following concerns:
 - (a) The proximity of a car park adjacent to the boundary with no.106 would result in noise and disturbance;
 - (b) The proposed south elevation would contain windows overlooking no.106;
 - (c) The external finish to the development is not clear and Cambridge white bricks should be specified;
 - (d) No reference is made within the application to the timing of building work or the provision of protection to neighbouring boundaries;
 - (e) The proposed building is to be 1.07m higher than the existing structure.

Planning Comments – Key Issues

30. The key issues to consider in this instance are the impact that the development would have upon the openness and character of the Green Belt, residential amenity, biodiversity, landscaping and the public realm, highway safety and car parking.

Green Belt

Harm by way of inappropriateness

31. Planning Policy Guidance Note 2 'Green Belts' (PPG2) states that inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The proposed replacement building is considered to be inappropriate development as defined within the criteria of new buildings (PPG2 paragraph 3.4). Whilst the replacement building will be for residential accommodation the use class of the building will not be one of a dwelling house (C3) but one of a residential institution (C2) and therefore the development should not be assessed under paragraph 3.6 of the PPG 'replacement dwellings'.

Other Harm to the Green Belt

Design

32. The proposal would have a smaller footprint by approximately 146sqm to the existing care home building (22sqm less than the previously refused application). However, the proposal would result in an increase of internal floor space of approximately 643sqm. The replacement structure would consist of one single massing structure three-storeys high. The existing care home comprises a series of single-storey and two-storey buildings adjoined to one another in a piecemeal fashion. The proposed ridge height of the new building would be 10.6m, which is approximately 2.7m higher than the highest part of the existing care home. Whilst the replacement structure will be set at a level some 1.62m below the existing buildings, its cumulative mass, height and scale would be greater than the existing group of buildings.
33. Material considerations have been put forward justifying the increase in scale of the replacement structure. These grounds concentrate on the need for the replacement structure to meet the registration requirements for a modern care home. This is illustrated by stating that the existing home's bedroom sizes of 11sqm fall well short of the current standards and that rooms equating to 21sqm are needed to satisfy these requirements. Furthermore, the proposal would represent a decrease in the overall level of bedroom provision by 3. The need for the building to be clustered into one single three-storey mass is justified through the applicants experience in care home provision and in particular the management and wellbeing of residents. The aim to reduce the overall footprint of the building has resulted in the building's form being contained into once space. This benefits the circulation of the building for functional use such as the ease of movement for both staff and residents. However, this is deemed to have a materially greater impact upon the visual amenity and openness of the Green Belt, as the cumulative impact of the buildings height, mass and scale is not in character or scale with the buildings that it intends to replace.
34. Notwithstanding the above the proposals design is considered to be a marked improvement from the previous refusal as the building form is better integrated within a single coherent and simple design. The building now has a more uniform symmetry and the elevations that jut out are clearly subservient to the main building form. The roof form is now less complex and compliments the building's elevations due to its shallow low-lying pitch. Whilst the uniform and standard elevations are considered appropriate for a building of this use further consideration could be given to the use of materials and finishing details. This is considered to be important in order to provide more visual

interest to the building as a statement of modern architecture and sustainable construction methods. This detail could be controlled by condition.

Biodiversity

35. The original bat survey that was submitted with the application identified evidence that bats had used the site. It was also clear from this report that the entirety of the buildings on site had not been fully checked despite areas of the 1950's building be identified as having possible entry points for bats. Furthermore, the survey was not undertaken during optimum seasons from April to May. The current application contains an updated bat survey, which suitably provides detailed information to the satisfaction of the Council's ecology officer. The survey identifies a single summer (non-breeding) roost within the pitched roof of the 1950's building on-site. Therefore whilst it is clear that there is some bat activity present on-site the report concludes that there are no significant bat roosts within any of the buildings proposed for demolition. In light of the above, it is considered that through the use of suitable conditions requiring mitigation and compensatory measures the proposed development could progress without harm to the local ecology. The lime tree known to provide habitat for cave spiders (the only tree-based population recorded in Cambridgeshire) would not be affected by the proposals.

Landscaping and the public realm

36. The proposed concept model for the site's landscaping is considered to be appropriate for a care home and would enhance the site visually when implemented and suitably managed. Notwithstanding this, due to the size of the site a landscape condition would be required by condition to suitably address the mix and specification of planting proposed along with all hard standing. It is acknowledged that the works required to bring the site's landscaping into a more attractive and aesthetic state would be costly, but to the benefit of the public realm. The application has been amended in order to strengthen the landscaping along the southern boundary as requested by the Parish Council.

Residential Amenity

37. The proposed building would be sited 25m from the common boundary with the nearest residential property at no.106 Cambridge Road to the south of the site. It would be located further from the boundary and upon lower ground than the existing building. At this significant distance the proposed building would not be deemed to result in any material loss of privacy nor would it be unduly overbearing or result in any loss of light to this property. Furthermore, the revised layout plan has addressed the previous reason for refusal of the potential noise and disturbance resultant from vehicle movements and car parking within close proximity to no.106. The layout plan now provides a central parking area away from this common boundary with a landscaped verge separating the access and the boundary. Whilst the vehicle access still passes this boundary there is an existing roadway and parking area within this location at present, so the proposals represent an improvement in this situation.

Highway Safety & Car Parking

38. The Local Highway Authority have confirmed that as there is a decrease in the amount of bedrooms there is no objection to a replacement structure as it would be unlikely to result in additional vehicle movements to the detriment of Highway Safety. Whilst the Parish Council raises concerns about the width and state of repair of the existing access road, the proposal would include the renovation and widening of the existing access road to a width of 6m, which is sufficient for vehicles to pass one another. Whilst the site

is currently gated for security purposes the access would be un-gated if brought back into use.

39. In accordance with the Council's maximum parking standards care homes require one vehicle space per 3-bedrooms and one space per staff member. Whilst the application states that the facility would employ 52 staff members it is unclear how many of these would be on-site at any one time. Nevertheless, the provision of 20 car parking spaces as proposed is considered appropriate based on 6 members of staff being present on site at any one time. Notwithstanding this, the plans provided show no provision of any demarcation between visitor or staff spaces although there is sufficient space within the site for overflow car parking if required. The disabled spaces would be provided with easy access to the building's main entrance.

Other Matters

40. The Parish Council has raised a number of issues that the planning application as submitted failed to address. The amended landscape plan and supporting statement submitted by the applicant acknowledges the error for not including such information as bin and cycle storage confirming that the applicant agrees to such provision by way of a planning condition. Furthermore, the applicant confirms their intent to carry out an archaeological survey in accordance with the guidance from the County Council. This information also includes clarification that the access shall be un-gated and widened to allow two vehicles to pass one another. The applicant has also confirmed that the site's existing lighting will be retained and that any additional lighting will need to be agreed by way of condition in accordance with the guidance of the Council's Environmental Health Officer. The Parish Council requested that the drainage ditch that fronts the site should be cleared and adequately managed by the developer. However, this ditch falls outside of the application site and the applicant has confirmed that the ditch is not under his ownership and the rightful owner is unknown. In light of the above it is considered that the Parish Council's concerns can be suitably addressed through the use of planning conditions.

Very Special Circumstances

41. In summary the applicant has provided a statement of material considerations to attempt to outweigh the harm to the Green Belt by way of inappropriateness and other harm. The applicant's argument is that the existing care home fails to meet current standards for residential care and that a replacement structure would be the most viable alternative to bring the site back into use. Furthermore, the supporting statement outlines the viability of the development, which states that the provision of a smaller home below 40 bedrooms would not be viable when taking into consideration build costs, landscaping and biodiversity measures and the running costs of a modern care home. This statement also identifies the substantial landscaping works that are required after many years of neglect. These works are acknowledged as being significant in visually enhancing the site and improving its biodiversity potential.

Conclusion

42. The development proposed is inappropriate in the Green Belt. However, the applicant has put material considerations forward, which outweigh the harm to the Green Belt, by way of inappropriateness, loss of openness and impact upon visual amenity. As such the material planning considerations provided amount to very special circumstances in order to clearly outweigh the harm referred to above.

43. It is therefore concluded that the retention of a care home use that meets the current industry standards and the proposed landscape and ecological enhancements as a result of the development are considered to be sufficient to outweigh the harm to the Green Belt.
44. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

Recommendation

45. Approve.

Decision

Approve as amended by plan No.235-01 B and Planning Statement date stamped 20 September 2010.

Conditions

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, 09:106:20, 235-01 Rev B, 09:106:28, 09:106:29, 09:106:25, 09:106:26, 09:106:27, 09:106:24, 09:106:23, 09:106:21 and 09:106:22.**
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- 3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- 5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the building, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 6. The building, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
- 7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 8. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 9. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.**
(Reason - To ensure an adequate water supply is available for emergency use.)
- 10. Prior to the commencement of development a lighting scheme, to include details of any external lighting of the site such as street lighting, amenity lighting, floodlighting, and security lighting shall be submitted to and approved in writing, by the Local Planning Authority. The information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) Guidance notes for the reduction of obtrusive light. Development shall be carried out in accordance with the approved details unless the Planning Authority gives written consent to any variation.**
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

- 11. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage shall be completed before the building is occupied in accordance with the approved scheme and shall thereafter be retained.**
(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 12. No development shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.**
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)
- 13. Prior to the commencement of the development, hereby permitted, a water conservation strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.**
(Reason – To comply with Policy NE/12 Water Conservation of the South Cambridgeshire Development Control Policies, DPD, 2007).
- 14. No development shall begin until details of a scheme for the provision of public art infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/6 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development contributes towards Public Art in accordance with the above-mentioned Policy SF/6 and Policy DP/4 of the adopted Local Development Framework 2007.)
- 15. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.**
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- 16. Prior to the demolition or alteration of any buildings upon the application site details of the following migration and compensatory measures shall be submitted to and approved in writing by the Local Planning Authority.**
- **The exact locations for the erection of six woodcrete (or similar) bat boxes upon trees within the site.**
 - **The exact locations for the erection of eight bat bricks (or similar) to be built into the external fabric of the building hereby approved.**
 - **The exact means by which all roof tiles, bargeboards, soffits and remaining lead flashing on the 1950's building are to be removed prior to demolition.**
 - **Persons responsible for the future monitoring of the compensatory measures to be undertaken in year's one, three and five following**

completion of the development. A report of the monitoring of the compensatory measures shall be provided to the Local Planning Authority in the year of the monitoring requirement with any variation to the approved measures being agreed in writing by the Local Planning Authority.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

17. Prior to any development commencing details of a defined working area for the material storage, contractor vehicle parking and construction activities shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that construction activities do not encroach into areas of retained trees and landscaping in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007).

18. Prior to the commencement of the development, hereby permitted, any gate or means of enclosure to the vehicular access shall be set back a minimum of 10m from the near edge of the highway carriageway. Any access gates shall be hung to open inwards. Details of any permanent gates shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

(Reason - In the interests of visual amenity and highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

19. Prior to the commencement of the development, hereby approved, details of the temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of demolition and construction. This detail shall include a method statement outlining the control of dust, debris and mud and all pedestrian and vehicle movements such as the control of contractor parking and timing of deliveries.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

1. See attached Environment Agency advice regarding soakaways.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the District Environmental Health Officer so that noise and vibration can be controlled.
3. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with the best practice and existing waste management legislation.
4. In relation to condition 14 above, the provision of public art infrastructure to meet the needs of the development, in accordance with policy SF/6 of the South Cambridgeshire Local development Framework, Development Control Policies DPD, 2007. The applicant has agreed to enter negotiations with regard to such a contribution and a document under S106 (Scheme) is required to secure this.

5. Before the existing buildings are demolished, a demolition notice will be required from the Environmental Health Department establishing the way in which the buildings will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.
6. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol/oil interceptors be fitted in all car parking areas. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat trap to any catering facilities. Failure to do so may result in blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under Section 111 of the Water Industry Act 1991.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)

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