

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 November 2012

AUTHOR/S: Planning and New Communities Director

S/0534/12/VC - CAMBOURNE

Variation of Condition 1 of S/6133/01/RM (food store, settlement centre and settlement centre car park) to increase the limit of maximum net sales area within the food store from 2,800m² to 3,200m² (Retrospective)

at Wm Morrison Supermarkets Plc, Broad Street Cambourne

for Wm Morrison Supermarkets Plc

Recommendation: Delegated Approval Subject to Variation of S106

Date for Determination: 3 July 2012

Notes:

This application has been reported to the Planning Committee for determination because the officer's recommendation of approval is contrary to Cambourne Parish Council's.

Members visited the site on 1st June 2012

Deferred from 6th June 2012

To be presented to the Committee by Melissa Reynolds

Site and Proposal

1. Morrison's supermarket is located on the north side of Cambourne High Street at its junction with Broad Street. The site encompasses the store, petrol station and car park. It is bounded to the north by De La Warr Way. A vacant site for retail development and Sackville House, housing a library, health centre and Trading Standards lie to the west of the car park. South of the site, fronting High Street is building W2, accommodating shops and flats.
2. This planning application seeks to vary a condition of the original planning permission for the supermarket. The condition limited the maximum gross internal floor space on both storeys to 5740m², incorporating a maximum net sales area of 2800 m². The application seeks to vary this to allow a maximum net sales area of 3200 m². No physical extensions to the building are sought.
3. The store has, earlier this year, undergone a programme of internal alterations to its layout to allow the store to operate more flexibly from its existing premises.
4. The application is accompanied by information to support the variation proposed:

- a) The store is the focus of the settlement centre and is the only food store in the centre. Retail proposals should be considered appropriate in the centre.
 - b) Popularity with its customers – serving the growing population of Cambourne plus villages between St Neots, Huntingdon and Cambridge, most which have limited essential convenience shops only capable of performing a 'top up' shopping role.
 - c) The store is very busy and at peak times shopping conditions become uncomfortable.
 - d) In recent years, foodstores have increased in size to reflect customers' desires to undertake one-stop bulky shopping trips. The small size of the store means Morrisons is unable to provide customers with the same quality of shopping experience and range of goods that are available at competing superstores. This is contrary to PPS4, which seeks to facilitate greater consumer choice and to encourage a competitive retail sector.
 - e) The increase in sales area will allow more comfortable shopping conditions due to greater circulation space and delivery of an improved bulk food shopping offer that is of the same standard as other existing superstores in the wider surrounding area.
 - f) The current restriction on net sales floor area was designed to ensure 'an appropriate level of convenience shopping within a single unit, in keeping with the size of Cambourne and its immediate catchment.' Cambourne has seen significant growth since and the store serves an extensive rural catchment. A marginally larger net sales area should be considered appropriate in this location.
 - g) At 2800 m² the current cap on net sales area means that Morrisons is restricted to a net gross factor of 48.8%. Countrywide Morrisons stores generally operate at an average net to gross factor of approximately 55%. The variation sought would bring the store at Cambourne into line with company average.
 - h) The site's in centre location means that the sequential test and issues of impact are not relevant. The impact of the proposal is minimal due to its small scale and fact that it would not be expected to alter the patterns of expenditure in the catchment area.
 - i) PPS4 requires retail proposals for in-centre locations to have regard to issues of scale. Increasing the cap on net sales area by 400 m² will have a negligible impact, reflects internal layout changes being made across the country as Morrisons rolls out its 'stores of the future' concept, and the quantum of back-up and storage area is decreased as the overall floorspace will remain unchanged.
 - j) The principle of increasing the sales area has already been accepted by the Council during its consideration of planning application ref. S/6393/07/F, which was refused due to loss of car parking for the centre.
5. Additional information submitted on 17th May 2012 includes further explanation in relation to the proposed increase in net sales area and addresses the concern raised by the Parish Council in relation to the sales of comparison goods within the store. This letter was accompanied by (a) a plan of the ground floor illustrating the area previous and the new net sales area; (b) A plan showing the areas within the store now being used for comparison goods by category and area; and (c) a copy of 'The Study Area & Household Survey Zones' plan taken from the 2008 Cambridge Sub-Regional Retail Study. The letter confirms that:
- a) The main increase in net sales area results from removal of the entrance gates and moving the Customer Services kiosk so that the former entrance

area can be utilised for the sale of plants and flowers. Circulation space has been improved, predominantly around the fresh produce aisle.

- b) The submitted plan showing the areas being used for sale of comparison goods shows that all categories are compliant with the 92m² restriction, however, the total area has increased to 596m², the limit within the S106 being 464m². A Deed of Variation will be provided to amend this clause.
- c) Cambourne functions as the main shopping destination for the residents of Cambourne and the Morrisons constitutes the primary shopping facility. The granting of permission for an additional 950 homes represents an increase in population of around 2,400 persons. There is a need to reflect that increase by providing for improved shopping facilities in the settlement. They consider the improved Morrisons store to be the most sustainable way of meeting bulk food shopping needs of the additional population.
- d) The store serves a wider catchment, beyond Cambourne, notwithstanding its position within the retail hierarchy. The primary catchment for the Morrisons comprises Cambourne and the surrounding villages.
- e) The surrounding villages have very limited food shopping facilities for essential needs only. Morrisons plays an important role in meeting bulk food shopping needs of the residents of the surrounding villages.
- f) Morrisons has a significant market share, as analysed in the 2008 Cambridge Sub-Regional Retail Study.
- g) The store needs to provide a similar quality of shopping experience and range of goods to other large supermarkets to serve this catchment to avoid expenditure leakage from the catchment to competing retail facilities at Huntingdon, St Neots, Royston and Bar Hill. All competing stores are larger, notably Bar Hill. It is concerned about exacerbating leakage to these other stores.
- h) Approximately 81% of the store's sales area is dedicated to convenience goods and the remaining 19% of the sales area (i.e. 596m²) is for the display of a limited range of ancillary and complementary comparison goods that aim specifically to cater for small impulse purchases that customers expect to buy when undertaking their main food shopping. In this way, it will not function as a comparison goods shopping destination in its own right and therefore, it does not pose a threat to in-centre comparison retailers and / or future investment. The 2008 Retail Study Household Survey results confirm that Morrisons does not feature in any responses in respect of where residents carry out their shopping for comparison goods, unlike Bar Hill. In light of the modest increase, Morrisons will not harm the future development / investment in Cambourne and specifically the High Street. Indeed, they consider that the new Morrisons format represents a significant investment in Cambourne and will attract customers back to the store from competing stores such as Tesco at Bar Hill to the benefit of Cambourne.
- i) A further thirteen part-time staff have been employed as a consequence of the proposal.

Planning History

- 6. The principle of the existing Morrisons store was established by the outline planning permission for the settlement of Cambourne dated 20 April 1994 (ref. **S/1371/92/O**).
- 7. Reserved matters for the siting and means of access for a foodstore and settlement centre car park were granted on 22nd August 2001 (ref. **S/6084/00/RM**). It secured consent for the erection of a Class A1 retail store of 5,740 m² gross. The car park was required to be dual use in the sense that it would also serve surrounding development rather than just the supermarket.

8. The remaining reserved matters were granted permission (ref. **S/6133/01/RM**) in 2002. The petrol filling station, kiosk and car wash was approved under a separate reserved matters permission in 2002 (ref. **S/6134/01/F**). A link building to extend the café area between the supermarket and the adjacent W2 building facing the High Street (ref. **S/6165/02/F**) was granted permission in November 2002 but not implemented, and has expired. The loading area of the store has been enclosed under permission reference **S/6239/04/F**. There has also been a number of minor applications relating to matters such as advertisement consent.
9. An application to erect an extension to the sales area of the store (ref. **S/6393/07/F**) was refused and a subsequent appeal dismissed on grounds that the effective loss of car parking capacity which would result from the proposed supermarket extension would be prejudicial to the provision of sufficient car parking to adequately support the development of the centre as envisaged in the Master Plan.
10. In terms of the settlement centre, proposals for a DIY store and garden centre were submitted to the Council in January 2007 (ref: **S/6383/06/F**). The application proposed a 2,393 m² (gross) DIY store and a 932 m² (gross) garden centre. The application was withdrawn in February 2007 following objections from officers on design grounds. A planning application (ref. **S/1666/12/F**) relating to this site and one other undeveloped parcel fronting the High Street within the settlement centre is also due to be considered by Members at this meeting.
11. Planning permission was granted for a Care Home and 3 retail units on the corner of High Street and Monkfield Lane (ref: **S/6379/06/F**) in August 2007. This site remains undeveloped at present.
12. Outline planning application ref. **S/6438/07/O** was submitted by MCA Developments Ltd in August 2007, seeking approval for a further 950 dwellings (plus community building, open space and play areas) within Upper Cambourne. The application was approved in September 2011 and work has commenced on the first parcels, with five reserved matters permissions having been granted for a total of 222 units. A sixth reserved matters application for 98 dwellings is yet to be determined.

Planning Policy

13. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007:**
 - a) **ST/4** Rural Centres
 - b) **ST/9** Retail Hierarchy
14. **South Cambridgeshire LDF Development Control DPD, adopted July 2007:**
 - a) **SF/2** Applications for New Retail Development
 - b) **SF/4** Retailing in Villages
15. **National Planning Policy Framework (NPPF), published March 2012** advises in paragraph 23-27 on the development of Local Plan policies and assessment of planning applications to ensure the vitality and viability of town centres. Paragraphs 26-27 establish that an impact assessment is required for proposals with a floorspace threshold of more than 2,500 sq m (or other locally set threshold).

16. **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.

Consultation by South Cambridgeshire District Council as Local Planning Authority

17. **Cambourne Parish Council** - recommends refusal on the following grounds:
- a) Insufficient information available to justify the increase in floor space.
 - b) It requires a plan indicating how the additional floor area has been created.
 - c) There is no reference to the Section 106 legal agreement (S106), which has restriction on the categories and amount of sales space as a maximum area of 464m² for comparison goods with each category not exceeding 92m². A plan is required to show how the proposed changes affect these limits and ensure the S106 is being complied with.
 - d) The above items are required to assure that the marketing and development of the High Street is not adversely affected by alterations to the area of comparison goods and increased floor area.
 - e) It challenges the statement that the increased floor area would provide more circulation space, as experience of the revised layout shows that the space between the shelves has been reduced in width reducing the level of circulation space.
 - f) It queried whether, if the plan is agreed, the S106 would subsequently need to be renegotiated.
18. The Parish Council has been consulted on the additional information submitted on 17th May 2012. In response, it has stated that it continues to recommend refusal on grounds that:
- a) "The increase in sales area will have a severe negative impact on the future High Street development, something that is already long overdue and needed by residents of Cambourne and surrounding villages.
 - b) There is a consequent reduction in future employment opportunities and sustainability for Cambourne, notwithstanding the 13 part time employment opportunities gained from the increase in sales area of the store.
 - c) The increase in comparison goods sales area is in breach of the S106 Agreement, particularly part 3, paragraph 2, which restricts the sales of comparison goods until the first occupation of the final unit of W1-W6. The reasoning for this paragraph has not changed since it was agreed.
 - d) That South Cambs. District Council themselves verify carefully the total net sales area and the sales area allocations of the comparison goods to ensure compliance with the current S106.
 - e) That South Cambs. District Council put in place a monitoring regime to ensure that the total net sales area and the agreed sales areas for comparison goods comply with the current S106.
- If the District Council were minded to approve the application (as recommended by the officer report for the SCDC Planning Committee meeting scheduled for June 6th) the Parish Council would request that:
- a) That the s106 be re-negotiated agreed and signed by all affected parties including the Parish Council prior to Planning consent being given.
 - b) That if the increase in floor area is agreed that it be used for increased varieties of food stuff and the floor area for comparison goods be kept at the same level as stipulated in the original s106.

- c) That South Cambs. District Council themselves verify carefully the total net sales area and the sales area allocations of the comparison goods prior to granting approval to ensure compliance with the amended S106.
- d) That South Cambs. District Council put in place a monitoring regime to ensure that the total net sales area and the agreed sales areas for comparison goods comply with the amended S106.”

19. **Economic Development Panel** – Supported the application and made the following points:

- a) Refer to the Cambridge Sub-Region Retail Study, published 2008, that informed the informal planning policy guidance document ‘Foodstore Provision in North West Cambridge Informal Planning Policy Guidance’, 2011, for information on catchment of Morrisons at Cambourne.
- b) It will intercept visits to Tesco at Bar Hill and as such increase sustainability by reducing travel.
- c) The condition was applied prior to the approval of an additional 950 homes at Cambourne. The proposal is modest and will cater for the increased population arising from that approval.
- d) Queried if any additional jobs were created as a consequence.

Representations by Members of the Public

20. Councillor Clayton Hudson:

“I am outraged by the planning officer's recommendation for WM Morrison's application.

In my opinion, the application is not appropriate and if approved, will have adverse impact the delivery of the rest of the High Street.

I will be speaking against the recommendation and strongly recommending refusal.

The principal reason why the retail offering within Cambourne has been so poor to date is due to the over-bearing effect of Morrisons and the deterrent this has placed on other retail occupiers.

This was clearly the very reason why well-considered limitations were placed upon the original Morrisons' consent, both in relation to net sales area and the area used for the sale of comparison goods.

Given all the meetings I have attended in trying to move forward the High St, it very apparent Cambourne has only very recently reached a population that might be able to sustain a larger and more varied retail offering. Anything that Morrisons are permitted to do to increase their net sales area can only exacerbate the problem that has persisted for many years and prejudice the very type of additional, varied retail offering that I strongly believe Cambourne residents are so keen to support.

In my opinion, the restrictions originally placed upon the Morrisons' consent were clearly inserted for very good reason – namely in order to limit the effect such a large store could have on the future development of a vibrant village centre. It is apparent from the evidence of the lack of any significant alternative retail development in Cambourne that such a large store has already limited the scope for alternative retail, and I see no reason why this should be relaxed - particularly when a more varied retail offering is within Cambourne's grasp.

Fundamentally, the rationale behind the original restrictions has not changed.”

21. Two residents of Cambourne have written objecting on grounds that:
- a) Need to protect the viability of new shops in Cambourne that are proposed.
 - b) The whole present layout of the shop and goods for sale gives the impression of intending both to squeeze out competition before it has even arrived. Stifling competition to totally thwart development of any retail business that may consider coming to Cambourne.
 - c) The application should be refused and enforcement action should be taken.
 - d) The store should return to the status that existed before they made the unauthorised changes.
22. New Crest (the developer working with the Cambourne consortium of house builders to bring forward further retail development within the settlement centre), Taylor Wimpey and Bovis (Cambourne’s consortium of house builders):
- “Firstly, as you know we are spending a great deal of time and money to promote the retail development on our Sites 2 and 3 within the centre of Cambourne, hopefully to be shortly followed by an application on Site 1. The principal reason why the retail offering within Cambourne has been so poor to date is due to the over-bearing effect of Morrisons and the deterrent this has placed on other retail occupiers. This was clearly the very reason why well-considered limitations were placed upon the original Morrisons’ consent, both in relation to net sales area and the area used for the sale of comparison goods.
- We would therefore object to the above application for a number of reasons:
- a) Cambourne has only very recently reached a population that might be able to sustain a larger and more varied retail offering – hence our proposed development, details of which are well known to South Cambs. Council as we have been within our formal pre-application period for some time now. Anything that Morrisons are permitted to do to increase their net sales area can only exacerbate the problem that has persisted for many years and prejudice the very type of additional, varied retail offering that Cambourne residents are so keen to support.
 - b) We would also object to any increase in the area Morrisons are permitted to use for the sale of comparison goods. Occupiers selling comparison goods are a prime target for our proposed new retail development within Cambourne town centre and we would not therefore like to see the area allocated for similar sales increased within Morrisons, right on our doorstep, at the very time we are trying to induce occupiers to take new retail space.
 - c) The location of the additional area which Morrisons proposes to use as net retail sales (i.e. directly at the main entrance to the store as shown by the blue line on the plans provided) is of very particular concern to us. Bringing this area into use clearly enables Morrisons to provide an area within their store for convenience retailing, where customers can buy goods without having to go into the main body of the store. This would be in very direct competition with what the residents of Cambourne are clearly seeking, this being alternative, small convenience retail sales stores. If Morrisons are permitted to amend their application in this manner I firmly believe it will have a very detrimental effect on the chances of introducing an alternative, varied retail offering within Cambourne centre and will probably

cause alternative convenience retail development to be delayed for many more years into the future, if not indefinitely. To give you an example here, I have received a written confirmation of interest from a local florist who wants to take a unit of around 800 sq. ft. in the high street, when we develop Site 1. Do you still think this will be viable now that Morrisons have brought 3,000 sq. ft. or so into net sales right in their entrance foyer, largely selling flowers? What is then to stop them also selling newspapers, loaves of bread, pints of milk etc. in this area – directly competing with potential high street convenience shops.

Don't get me wrong; I do not remotely have a personal issue with Morrisons – clearly they are a very good retailer and have brought a lot to Cambourne. But it this very fact, as with all of the large supermarket retailers, that squeezes out the potential for completion, unless actively and consistently controlled.

In summary, the restrictions originally placed upon the Morrisons' consent were clearly inserted for very good reason – namely in order to limit the effect such a large store could have on the future development of a vibrant town centre. It is apparent from the evidence of the lack of any significant alternative retail development in Cambourne, that such a large store has already limited the scope for alternative retail, and we see no reason why this should be relaxed - particularly at this juncture, when a more varied retail offering is within Cambourne's grasp. Fundamentally, the rationale behind the original restrictions has not changed."

Material Planning Considerations

23. The key considerations in determining this planning application is whether the increase in net sales area is appropriate to the scale of Cambourne in terms of its function as a Rural Centre, and whether if approved, it would have an adverse impact the delivery of the rest of the High Street.
24. Reviewing the net sales area also requires a consideration of the balance between convenience and comparison goods on sale, as there is currently a limit on the extent of comparison goods within the supermarket.
25. The effect of granting a variation of condition would be to issue a new planning permission for the supermarket and so appropriate planning controls need to be re-visited, including conditions and S106 obligations.

Net sales area

26. The supermarket is situated in the Cambourne settlement centre. In terms of retail hierarchy, it is not defined as a town centre. It is a local centre and policy ST/9 informs that these 'are appropriate locations for shopping to serve their local catchment area only'.
27. The local catchment of Cambourne has not been specifically defined, however in recent studies such as the 'NW Cambridge Supplementary Retail Study – Final Report' it is noted that:

'Cambourne Rural Centre is a new village lying approximately eight miles to the west of Cambridge which serves a planned housing development. Cambourne is still expanding and there are outstanding retail permissions which have not yet been implemented. The centre has a good range of uses and is anchored by a modern Morrisons foodstore. There are two retail developments adjoining Morrisons, which comprise a high proportion of retail

service uses.’ (P68 NW Cambridge Supplementary Retail Study – Final Report).

‘...whilst it is still expanding (there is significantly more housing to be built) and therefore is yet to fulfil its potential, the centre appears to be relatively vital and viable.’ (P68, NW Cambridge Supplementary Retail Study – Final Report).

28. The applicant has advised that the supermarket at Cambourne serves a catchment of its own residents but also drawing customers from ‘a hinterland which includes a large number of villages from Conington to the north, Barton to the east, Wimpole to south and Gamlingay to the west. It also draws shoppers from surrounding villages
29. The relatively modest increase in net sales area of 400m² will provide a sustainable, primary shopping facility for existing residents of Cambourne, its growing population and rural catchment. The population of Cambourne will increase by 29% as a consequence of permitting the extra 950 homes. The increase in floor space sought by the applicant is approximately 14%. In addition, the retail study for NW Cambridge suggests that Cambourne is ‘relatively vital and viable’ as a retail centre. It is unlikely, therefore, to significantly impact on retailing within the villages and the future development of the High Street.
30. The settlement centre currently has, in addition to Morrisons, a building society, estate agents (3 no.) chemists / post office, hairdressers, Chinese takeaway, Indian restaurant, bike shop, pizza takeaway, chip shop, dry cleaners and a betting shop. All existing units are currently occupied. In addition, the council has recently received a planning application for a convenience store on a vacant site at Lower Cambourne, adjacent to the cricket pavilion.

Increase in area for sale of ‘comparison’ goods

31. The S106 that accompanies the original outline planning permission for the supermarket placed a limit on the sale of comparison goods within the store. Of the total net sales area not more than 464m² can be used for comparison goods and not more than 92m² can currently be used for sale of each category of comparison goods. These categories of goods include: (a) books, newspapers, magazines, (b) clothing, footwear, (c) furniture, floor coverings, household textiles, (d) radio, electrical and other durable goods, (e) hardware and DIY supplies, (f) chemists’ goods, (g) jewellery, silverware, watches and clocks, (h) recreational and other miscellaneous goods.
32. In a letter received on 2nd July 2012, the applicant has advised that all of the 8 categories for comparison have been complied with the 92m² limit except for small increases in all two categories and, the total comparison sales area is 566m². The terms of the existing S106 have not, therefore, been strictly adhered to for (a) chemist goods and (b) recreational and other miscellaneous goods. The total comparison floorspace has been exceeded by 101.6m², and overall there has been a 21.9% increase in the area permitted currently for the sale of comparison goods.
33. These limits are intended to be applicable until the date of the first occupation of the final unit comprised within the proposed ground floor element of units at W1-W6. Of these buildings, W1 – Caxton House on corner of School Lane and Broad Street and W2 (the building north of High Street & south of Morrisons & the car park) have been constructed. W3 and W4 are the remaining parcels fronting High Street on its northern side (between W2 and Sackville House). W5 and W6 are the vacant parcels

on the south side of High Street between the Monkfield Arms PH and a vacant site for offices (west of The Hub). The purpose of this restriction was limit the impact of a supermarket on delivery of the High Street.

34. The increase is relatively modest and results from revising the existing floor layout without needing to extend the building and, as such, it is not considered that the impact would be so great as to warrant a refusal. As the works have been carried out, if refused it would be necessary to also consider enforcement action. As there is no clear evidence of harm it would not be expedient or in the public's interest to take action.

Section 106

35. The Parish Council has made several requests, if approval is recommended. Firstly, it wishes to be a signatory to any S106. As the Parish Council is not a beneficiary of the S106 it would be not possible to include it in a deed of variation and is unnecessary. Legal advice has stated that a Unilateral Undertaking or S106 agreement between Morrisons and SCDC does require all interested parties to be signatories, although Morrisons is the successor in title. A Deed of Variation could be secured with MCA's agreement. A verbal update will be provided once MCA's position in relation this has been confirmed.
36. Secondly, it has requested, if the increase in floor area is agreed, that it be used for increased varieties of food stuff. It is not within planning powers to control the variety of goods a retailer sells and is not a material planning consideration.
37. Thirdly, it has asked that the floor area for comparison goods be kept at the same level as stipulated in the original S106. Given the proportionate increase of comparison goods being sold in relation to the predicted population of Cambourne, limits on floorspace, as set out by the applicant, are, in officers' opinion, within reasonable tolerances. Officers would not want to see total removal of the limits while the High Street is still be developed out but a small increase in the areas is considered reasonable and proportionate to other increases in floorspace.
38. Fourthly, that this council verify carefully the total net sales area and the sales area allocations of the comparison goods prior to granting approval to ensure compliance with the amended S106. Officers have checked the store layout against the latest plan provided. A further check can be made prior to completion of a S106 or issuing of a decision notice if approved.
39. Lastly, it asks that South Cambs. District Council put in place a monitoring regime to ensure that the total net sales area and the agreed sales areas for comparison goods comply with the amended S106. In light to of this, monitoring would be carried out by officers every six months. .

Recommendation

40. It is recommended that the Planning Committee gives officers delegated powers to approve the application subject to
- a) Section 106 requirements (deed of variation in relation to comparison goods), subject to MCA's agreement; and
 - b) The following Conditions and Informatives:

Conditions

1. The building hereby permitted shall not exceed a maximum gross internal floorspace on both storeys of 5740m² incorporating a maximum net sales area of 3200m².
(Reason: To ensure an appropriate level of convenience shopping within a single unit, in keeping with the size of Cambourne and its immediate catchment area, whilst recognising the need to allow for the development of other retail units planned for this local shopping centre within this new settlement, in accordance with the aims of the Approved Master Plan and Design Guide).
2. The refuse storage area and recycling facilities shall be maintained for use for these purposes.
(Reason: To ensure that appropriate facilities are provided for refuse storage and recycling given that this will now form the principal recycling facility for Cambourne).
3. No barrier shall be installed at the entrance to or exit from the car park, unless previously agreed in writing by the Local Planning Authority.
(Reason: To ensure the car park remains available for use by members of the public at all times).
4. The northern boundary treatment to the foodstore shall be maintained hereafter.
(Reason: To ensure the visual quality of the development).
5. Covered secure parking for bicycles for staff and cycle parking for visitors for use in connection with the supermarket shall be maintained hereafter.
(Reason: To ensure provision for cycle parking is retained).
6. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust, or fumes from the building but excluding office equipment and vehicles and the location from the building of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
(Reason: To safeguard the amenity of nearby residents and adjoining users and in order to minimise the intrusion of such features into the street scene).
7. There shall be no external storage of materials and products save for recycling bins and refuse to be store, as agreed by condition 2.
(Reason: To prevent unsightliness).
8. No openings in any elevation of the foodstore hereby permitted shall have canopies, grilles, shutters or blinds attached to any part of the aforementioned units, unless agreed in writing by the Local Planning Authority.
(Reason: In the interests of visual amenity).
9. The permanent space to be reserved on site for turning, parking, loading and unloading shall hereafter be maintained).
(Reason: In the interests of highway safety).
10. No lighting, bollards to CCTV shall be installed other than in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

(Reason: To ensure a coordinated approach to the provision of lighting/structures).

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

- South Cambridgeshire Local Development Framework Core Strategy DPD (adopted January 2007)
- South Cambridgeshire Development Framework Development Control Policies DPD (adopted July 2007)
- National Planning Policy Framework (NPPF), published March 2012
- Circular 11/95 (The Use of Conditions in Planning Permissions)
- NW Cambridge Supplementary Retail Study – Final Report (published 2011)
- Planning File Refs: S/1371/92/O, S/6084/00/RM, S/6133/01/RM, S/6134/01F, S/6165/02/F, S/6239/04/I, S/6393/07/F, S/6383/06/F, S/6379/06/F, S/6438/07/O and S/0534/12/VC

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