

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 March 2018

AUTHOR/S: Joint Director, Planning and Economic

Application Number:	S/3404/17/FL
Parish:	Fulbourn
Proposal:	Clearance of the site and erection of a new social club (Sui Generis use) comprising 267 m ² floorspace (GEA), associated car parking and cycle parking spaces together with 10 residential flats (comprising seven two-bedroom units and three one-bedroom units) with 11 car parking and 10 cycle parking spaces, together with access from Fulbourn Old Drift
Site address:	Land Off Fulbourn Old Drift, Capital Park, Fulbourn
Applicant(s):	Henderson UK
Recommendation:	Delegated Powers to Approve subject to prior completion of a S106 and safeguarding conditions
Key material considerations:	Green Belt Impact, Housing Development Outside of Framework, Conservation Area, Visual Impact, Transport and Parking, Neighbouring Amenity
Committee Site Visit:	Yes
Departure Application:	Yes - Advertised as a departure
Presenting Officer:	Dan Smith
Application brought to Committee because:	Departure from policy and at the request of the Parish Council which supports the application
Date by which decision due:	16 March 2018

Executive Summary

1. The application seeks full planning permission for the provision of a new social club and 10 residential flats on the Capital Park site in Fulbourn. It is associated with application S/3418/17/FL for a residential care home on the site of the current social club. The residential accommodation is being justified on the basis of enabling development to fund

the re-provision of the social club building, although it has also been assessed and is considered acceptable on the grounds of 5 year housing land supply arguments. The application site is currently vacant, except for a substation, but until recently was home to a large sewing room linked to the previous hospital use of the site. The proposed site is outside of the development framework of Fulbourn on Capital Park which is a business park between Fulbourn and Cambridge and is a Major Developed Site in the Green Belt. The site is also within the former hospital site Conservation Area. The impact of the site on the Green Belt, visual amenity, the Conservation Area, transport and highway safety and residential amenity are considered acceptable and issues relating to ecology, drainage, contamination, waste collection and sustainability considerations are considered acceptable subject to conditions. The application has been referred to the Planning Committee by officers at the request of the Parish Council which supports the application and because it represents a departure from adopted policies DP/7 and GB/4. Planning Committee is requested to grant delegated powers to approve the application contemporaneously with the associated application S/3418/17/FL (which is also recommended for approval subject to the completion of a Section 106 legal agreement).

Planning Policy

2. ***National Planning Policy Framework
National Planning Policy Guidance***
3. ***Local Development Framework Core Strategy DPD (January 2007)***
 - ST/1 Green Belt
 - ST/2 Housing Provision
 - ST/3 Re-Using Previously Development Land and Buildings
 - ST/4 Rural Centres
4. ***Local Development Framework Development Control Policies DPD (July 2007)***
 - DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - DP/7 Development Frameworks
 - GB/1 Development in the Green Belt
 - GB/2 Mitigating the Impact of Development in the Green Belt
 - GB/4 Major Developed Sites in the Green Belt
 - HG/1 Housing Density
 - HG/2 Housing Mix
 - HG/3 Affordable Housing
 - SF/1 Protection of Village Services and Facilities
 - SF/9 Protection of Existing Recreation Areas
 - SF/10 Outdoor Playspace, Informal Open Space, and New Developments
 - SF/11 Open Space Standards
 - NE/1 Energy Efficiency
 - NE/3 Renewable Energy Technologies in New Development
 - NE/4 Landscape Character Areas
 - NE/6 Biodiversity
 - NE/8 Groundwater
 - NE/9 Water and Drainage Infrastructure
 - NE/10 Foul Drainage - Alternative Drainage Systems
 - NE/11 Flood Risk
 - NE/12 Water Conservation
 - NE/14 Lighting Proposals
 - NE/15 Noise Pollution
 - NE/16 Emissions
 - CH/2 Archaeological Sites
 - CH/5 Conservation Areas

TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes

5. ***South Cambridgeshire LDF Supplementary Planning Documents (SPD)***

Development Affecting Conservation Areas - adopted 15 January 2009
Open Space in New Developments - adopted 15 January 2009
Public Art - adopted 15 January 2009
Trees & Development Sites - adopted 15 January 2009
Biodiversity - adopted 2 July 2009
District Design Guide - adopted 2 March 2010
Landscape in New Developments - adopted 2 March 2010
Health Impact Assessment - adopted 8 March 2011
Cambridgeshire Flood and Water - adopted November 2016

6. ***Draft Local Plan (Submitted July 2013)***

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/7 Development Frameworks
S/9 Minor Rural Centres
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
HQ/1 Design Principles
NH/2 Protecting and enhancing Landscape Character
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt
NH/12 Local Green Space NH/13 Important Countryside Frontage
NH/14 Heritage Assets
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
SC/2 Health Impact Assessment
SC/3 Protection of Village Services and Facilities
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
SC/9 Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/10 Lighting Proposals
SC/11 Noise Pollution
SC/12 Contaminated Land
SC/13 Air Quality
SC/15 Odour and other fugitive emissions to air
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultations

7. ***Fulbourn Parish Council*** - supports the application and requests it is referred to the SCDC Planning Committee.

8. **Local Highways Authority (Development Management Team)** - does not object to the proposed development and states that no significant adverse effect upon the Public Highway should result from this proposal. It requests conditions in respect of pedestrian visibility splays, surfacing and drainage of the access and the provision of a Construction Traffic Management Plan
9. **Local Highways Authority (Major Developments Team)** - confirmed it does not wish to comment on the proposed development.
10. **CamCycle** - objects to the proposed development on the grounds of insufficient cycle parking. It recommends 20 cycle parking spaces.
11. **Environment Agency** - notes that the site is above a principal aquifer, within 100m of a water course and that the former use and surrounding uses have the potential to be contaminative. It considers that permission could be granted subject to conditions requiring investigation and remediation of any contamination on site and details of a surface water drainage scheme.
12. **CCC as Lead Local Flood Authority** - initially objected based on a lack of information regarding the drainage rates and calculations for the drainage scheme and infiltration testing, however it has since been provided with further information in respect of those matters and has no objection in principle to the development as the application has demonstrated that surface water can be dealt with on site by using infiltration. It requests a condition in respect of the submission and implementation of a detailed surface water drainage scheme.
13. **SCDC Sustainable Drainage Engineer** - states that the application is acceptable subject to conditions regarding surface water and foul water drainage.
14. **Anglian Water** - states it has no assets owned or subject to adoption agreement within the site. States Teversham Water Recycling Centre has capacity for wastewater flows. It states that the development could lead to an unacceptable foul sewerage impact downstream and therefore requests a condition requiring a foul water drainage strategy.
15. **CCC Archaeology Team** - disagrees with elements of the submitted heritage statement in respect of nearby archaeological remains, however it states that on the basis of the information contained within that report and due to previous development and associated archaeological truncation on site, it recommends no further action is necessary for the site and does not object to the proposed development.
16. **SCDC Urban Design Officer** - supports the proposed development, stating that the scale, massing, character and height is acceptable within the surrounding built form and the elevational treatment is interesting and well-articulated. The officer requests conditions relating to materials, finishes and other detailed design elements.
17. **SCDC Landscapes Officer** - does not object to the proposed development in principle, but expresses concern that the landscaping proposals would not preserve or enhance the character of the area and proposes a condition that native hedgerow is included on the northern boundary of the site. The officer also requests a condition for protection of new trees to ensure they are not compromised by existing and proposed parking areas. Due to the location within the Green Belt, the officer also states that a high quality landscaping scheme would be expected to the west side of the site and requests further conditions in respect of the submission and implementation of a landscaping scheme, boundary treatments and a landscape management and maintenance plan.
18. **SCDC Ecology Officer** - notes the site is predominantly hardstanding and that there is little ecological value on the site as confirmed by the Preliminary Ecological Appraisal (PEA).

The officer has no objection to the proposed development subject to an informative relating to bird breeding season and a condition requiring the submission of a scheme for biodiversity enhancement.

19. **SCDC Trees Officer** - does not object to the proposed development and does not require any conditions.
20. **SCDC Environmental Health Officer (EHO)** - has no objection to the proposed development but notes that social club premises are inherently noisy and are likely to provide amplified music or other forms of amplified entertainment. The officer states it is essential that the proposed units are constructed appropriately to contain entertainment noise and should ensure that excessive noise does not adversely affect current occupiers of properties in the vicinity and proposed residential developments. Conditions are requested in respect of the noise control measures, details of extraction and mechanical ventilation, vibration mitigation, hours of deliveries to the club, hours of operation of the club, the control of amplified music, construction hours and site practices.
21. **SCDC Scientific Officer (Contaminated Land)** - states that the previous site uses are mixed and there is potential for contamination to be present on site and that the proposed use is sensitive to the presence of contamination. The officer also notes that the application identified potential off site risks from nearby historic landfill uses and recommended further assessment. There is no objection to the proposed development provided a condition is applied requiring the investigation and remediation of contamination on site.
22. **SCDC Sustainability Officer** - does not object to the proposed development and recommends conditions relating to the provision of on site renewable energy and/or low carbon energy sources and water conservation measures.
23. **SCDC Waste Management Team** - has been provided with vehicle tracking documents and proposals for waste collection from the site and is content that these are acceptable in terms of both the social club building and the flats. It has requested that details of the block paving are required by condition, given the need for the refuse lorry to back into the site to collect from the flats and the consequent need for resilient surfacing.
24. **SCDC Housing Team** – does not object to the proposed development in terms of the viability argument nor to the lack of affordable housing, noting that the scheme would not be required to provide affordable housing where it is 10 dwellings or less and less than 1,000 m² floor area. States that the relocation of the club would facilitate the provision of a care home and that should carry significant weight. Notes that it is reasonable for the residential development to be required to make the club viable.
25. **Fulbourn Sports and Social Club** - The Club Committee supports the move on the condition that it can move into the new club building prior to the redevelopment of the existing club site.
26. **Police Architectural Liaison Officer** - states that there is no mention of crime prevention or security within the Design and Access Statement, but that the specific location of the development is in a lower risk area.
27. **Fulbourn Forum** - objects to the proposed development on the grounds that the residential accommodation is too dense and in an inappropriate location, lacks car and cycle parking, lacks amenity space and that the scale and appearance of the development would impact on the Green Belt and Conservation Area. It objects to the social club on the grounds that the site is too small, the potential disturbance to the flats, a lack of parking provision and the impact on Fulbourn Old Drift.

Representations

28. Two representations have been received in respect of the proposed development. One from a resident of 5 Dolphin Close, Cambridge, who is the Chairman of the Social Club, relates to the provision of the club prior to the demolition of the existing building in respect of the ongoing business of the club and the impact on its members and staff.
29. The other, from an occupant of 7a Cow Lane, Fulbourn, objects to the proposed development on the basis of the location of the site in the Green Belt, visual amenity, the linking of Fulbourn with Cherry Hinton, the potential for reliance on private motor vehicles and the impact of traffic and parking on the Old Drift.

Site and Proposal

The site

30. The application site is located at the northern tip of the Capital Park site, which is situated between Fulbourn and Cherry Hinton. The wider Capital Park site is accessed via Cambridge Road to the south and comprises 4 large three storey office buildings, the old hospital building, a daycare nursery and cafe. It is also home to the current sports and social club, located at the southern side of the site which is the subject of the associated planning application.
31. The application site is approximately 1600 m² in area and is bounded by Fulbourn Old Drift immediately to the north with the railway line beyond. Further north is the park home site known as The Firs alongside which runs the Caudle Ditch and the track to Caudle Corner Farm. Car parking for one of the office buildings immediately to the south and an access road into the Fulbourn hospital site to the west, with the hospital site and Tesco superstore further west. The site is currently vacant, but until recently was home to a large sewing room linked to the previous laundry building associated with the former hospital use of the site. The laundry building was also removed from the site to accommodate parking associated with one of the office buildings on Capital Park. The only building remaining on site is a small substation building at the north west corner.
32. Fulbourn Old Drift provides vehicle access from Hinton Road to the east and extends further to the north west of the site where it becomes a pedestrian and cycle path. The entire length of Fulbourn Old Drift is a Public Right of Way (Bridleway 95/1). The site is currently enclosed by a low wall and weldmesh fencing to the Old Drift and weldmesh fencing to the east. There is a layer of spoil across much of the site at present on which tall ruderal is growing. The site is located outside of any development framework boundary and is in the Cambridge Green Belt and is part of the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt. It is also located within the boundary of the Conservation Area of the former hospital site.

The proposal

33. The application seeks full planning permission for the provision of a new social club building and 10 residential flats with associated accesses, car and cycle parking.
34. An associated application (S/3418/17/FL) for the demolition of the existing social club building and the erection of a new 72 bedroom care home has been submitted and is being recommended for approval.

Planning Assessment

35. The proposed development has been assessed against the National Planning Policy Framework and Planning Policy Guidance and the local planning policies listed above.

36. The proposed social club is being sought to provide a new facility for the club which currently operates out of the premises to the south of the site, which is proposed to be redeveloped for a care home (as detailed in associated application S/3418/17/FL). The residential accommodation is being proposed as an exception to the general policy of restraint of new dwellings outside development framework, partly on the basis that it is required in order to make the re-provision of the social club building and the care home financially viable. However, given the current lack of a five year housing land supply, the potential acceptability in principle of the residential element of the scheme in that context has also been considered.

Policy background

37. The Development Plan currently consists of the Core Strategy DPD (adopted January 2007), Development Control Policies DPD (adopted July 2007) and Site Specific Policies DPD (adopted January 2010). The application site falls within an area identified as the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt in the Development Control Policies DPD. The National Planning Policy Framework (March 2012) and the Proposed Submission Local Plan (July 2013) are material planning considerations in decision taking.

38. Policy GB/4 of the Development Control Policies DPD includes the Fulbourn and Ida Darwin Hospital site as a Major Developed Site in the Green Belt. Policy GB/4 states that within Major Developed Sites redevelopment may be permitted provided it would not result in:

- i. A greater floor area than the existing built form;
- ii. A greater footprint unless there are significant environmental improvements;
- iii. The existing height of the built development being exceeded;
- iv. There being a greater impact than the existing development on the openness of the Green Belt.

Weight to be attached to policies

39. The DPDs referred to in the above section were adopted prior to the publication of the National Planning Policy Framework. The NPPF states that planning law requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration. Para 211 of the NPPF states "For the purposes of decision-taking the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this framework." The NPPF also sets out how to determine the amount of weight that should be attached to policies. Para 215 states "Due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that they may be given)"

40. With reference to the pertinent policies in this case it is important to assess the conformity of the policies with the policies in the NPPF. Firstly it is important to note that the term Major Developed Site in the Green Belt does not feature in the NPPF. However, the NPPF does allow for the redevelopment of previously developed sites in the Green Belt, providing it does not have a greater impact on the openness of the Green Belt or impact the reasons for including the land in the Green Belt. The local policies go further than the NPPF in that they stipulate measures such as floor area, footprint and height of the redevelopment, therefore only some weight can be afforded to those stipulations of the policy.

Appropriateness of the Development within the Green Belt

41. Significant weight is given to the Green Belt location of this site and Section 9 of the NPPF that relates to the Green Belt. Paragraph 87 states that inappropriate development is by

definition harmful to the Green Belt, however paragraph 89 states that the construction of new buildings should not be considered inappropriate where it consists of the complete redevelopment of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The impact of the proposed development on the purpose of including the land within the Green Belt and on its openness have therefore been assessed.

Purposes of the Green Belt

42. Paragraph 80 of the NPPF states that Green Belt land serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
43. The proposed development has been assessed in respect of these five purposes. The site is previously developed and until recently had a substantial building sited on it. It is also part of the wider Capital Park site which contains several large buildings. It is not considered that the redevelopment of the site with the proposed buildings would impinge on any of those purposes. There would be no significant additional urban sprawl or encroachment on the countryside given the location on the existing park and the previously developed nature of the site. Similarly, the redevelopment of this brownfield site would not result in any additional merging of Cambridge and Fulbourn nor would it impact on the special character of either place. The development would result in the reuse of an existing brownfield site. As such, the proposed development is considered to be compatible with the purposes of including the land within the Green Belt.

Impact on the openness and character of the Green Belt

44. The application site is currently cleared of buildings, however it has until recently been occupied by a sizeable building of industrial appearance as well as other ancillary structures and hardstanding for parking. It is enclosed by weld mesh fencing. The submitted massing study demonstrates that the proposed development would have a similar footprint to the previous development, although it would be approximately 2 metres higher than the previous building. The proposed building would have a slightly longer frontage alongside the Old Drift, but would have a significantly narrower span on its main elevation. Given the extent of previous development of the site and the similar extent of the proposed development, it is not considered that the proposed development would result in any significant loss of openness within the Green Belt. Furthermore, it is considered that the proposed building is of a significantly higher quality and more desirable form of development than the previous industrial building and would not cause any significant harm to the character of the Green Belt.
45. As a result the proposed development is considered to be appropriate development within the Green Belt in terms of the criteria within the NPPF.

Departure from Adopted Policy

46. The proposed building would due to its greater height and floor space, exceed two of the dimensional criteria within adopted policy GB/4. The proposed development is therefore a departure from adopted policy and has been advertised as such.
47. The departure from the adopted policy is considered acceptable for the following reasons. Firstly policy GB/4 is more restrictive than the NPPF in respect of control of floor area and building heights. As detailed above, the NPPF refers to redevelopment of brownfield sites as being acceptable provided there would be no greater impact on the openness of the

Green Belt and the purpose of including land within it than the existing development. Policy GB/4 includes a provision relating to no greater impact on openness (clause iv), however it also restricts floor area and height. Annex 1 of the NPPF states that while local policies should not simply be considered out of date because they were adopted prior to its publication, the NPPF policies are material considerations which should be taken into account and due weight should be given to local policies according to their consistency with the NPPF policies. The restrictions on height and floor area are therefore given limited weight, given their lack of consistency with the NPPF Green Belt policies. It is also relevant to note that policy E/7 for the site in the emerging Local Plan no longer contains a specific reference to building heights.

48. As no harm is considered to be caused to the purposes or openness of the Green Belt from the proposed development, it is therefore considered that the development is acceptable in terms of Green Belt policy.

5 Year Housing Land Supply

49. The development would not normally be considered acceptable in principle in this location as the application site lies outside of any development framework of in the countryside. Policy DP/7 states that outside of development frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
50. However, the Council cannot currently demonstrate a five year supply of housing land as required by paragraph 47 of the NPPF - it currently has a 4.5 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,000 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory December 2017). As a result, the Council's housing supply policies should not be considered up-to-date as per paragraph 49 of the NPPF. The recent Hopkins Homes Supreme Court judgement has re-emphasised that where relevant policies are out of date, the 'tilted balance' within paragraph 14 of the NPPF will apply meaning that permission should be granted "unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole.
51. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes. It is only when the conflict with other development plan policies including policy DP/7, which seek to direct development to the most sustainable locations, is so great in the context of a particular application as to "significantly and demonstrably outweigh" the benefit of the proposal in terms of delivery of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
52. The main potential benefits from the development are the provision of an additional ten dwellings towards housing land supply, additional employment created during construction and a greater use of local services and facilities resulting from occupation. The main potential adverse impacts of the development would be the location outside the village framework defined by policy DP/7 and any consequent harm to the Green Belt or character and appearance of the area.
53. The primary benefit of the scheme is the provision of ten new dwellings. The beneficial impact of the scheme in terms of the delivery of new homes is considered to be moderate, as it would provide 10 homes towards the Council's housing shortfall and that benefit has

been given due weight in the consideration of the 'tilted balance'. The additional benefits of employment created during construction and greater use of local services and facilities have also been afforded some weight. Again the extent of the benefit is considered to be moderate given that ten dwellings would be constructed and ten households added to the locality. While outside of the existing development framework of Fulbourn, the site is well located to access the employment, shopping, recreational and social opportunities provided by both the village and Cambridge by sustainable means of transport. The bridleway along the Old Drift providing a good cycling and pedestrian link and with bus stops within easy reach. The site also has good access to a large supermarket immediately to the west. It is therefore considered to perform well in terms of the economic and social elements of sustainability and would bring back into use the currently redundant brownfield site which is considered an environmental benefit.

54. Given the lack of any significant harm identified to the environment in terms of the impact on the Green Belt and the visual amenity of the area including the Conservation Area, discussed below, it is considered that the proposed development is sustainable and that there are no adverse impacts which would significantly and demonstrably outweigh the benefits of granting planning permission.

Enabling Development

55. Given the above conclusion regarding the acceptability of the residential development in terms of the sustainability of the site from five year housing land supply perspective, the acceptability of the principle of the residential development is not considered to turn on the basis of its need as enabling development. However, the applicant has submitted a viability assessment for the development which demonstrates that the residential development is required in order to make the reprovision of the social club and the care home viable. This is considered to lend additional weight to the conclusion that that proposed development is acceptable in principle.

Housing Density

56. The proposed housing element of the scheme of ten dwellings has a net density of approximately 100 dwellings per hectare. This is well in excess of the minimum net density for residential development required by adopted policy HG/1 of at least 30 dwellings per hectare or at least 40 dwellings per hectare in more sustainable locations. The impact of that high density on other issues such as Green Belt impact, visual amenity and transport and parking provision is discussed elsewhere in the report, however the proposed development is compliant with policy HG/1 as it proposes a significantly more dense residential element than that required by policy.

Housing mix

57. Policy HG/2 states that market properties in schemes of up to 10 dwellings should provide at least 40% of homes with 1 or 2 bedrooms, 25% with 3 bedrooms and 25% with 4 or more bedrooms. Emerging Local Plan policy H/8 states that market schemes should provide a mix of 30% of homes with 1 or 2 bedrooms, 30% with 3 bedrooms and 30% with 4 or more bedrooms with a 10% flexibility. The proposed scheme would provide nine (90%) 1 or 2 bed dwellings and one (10%) 3 bedroom dwelling. While the scheme is not compliant with the adopted or draft policy mix, it provides a greater number of small properties than required which is considered to be a benefit of the scheme, given that the driver of those policies is to limit the number of larger properties to address the greater need for smaller properties in the district.
58. On that basis, while the proposed development does not strictly comply with policy HG/2 or draft policy H/8, it is not considered to be unacceptable in terms of the mix of dwellings provided.

Affordable housing

59. The application stated that the proposed development did not provide for any affordable housing on the basis that the residential development was required to be open market housing in order to fund the provision of a new Social Club premises. However, since the application was submitted the Local Planning Authority's position on requiring affordable dwellings on small schemes has changed. The current position is that affordable housing is not being sought on schemes of 10 or less dwellings where the Gross Internal floor area of those dwellings is also less than 1000m². This is based on the Local Plan Inspector's conclusions, set out in working correspondence, that local circumstances do not justify departure from the Written Ministerial Statement (WMS) and the view that in the light of those conclusions, it would no longer be appropriate or reasonable for the Council to continue to rely on adopted development control policy HG/3, which is not consistent with the WMS. Therefore for the purposes of relevant decisions, the policy approach in the WMS should prevail.
60. On that basis, there is no requirement for the current application to provide affordable housing under policy DP/5 and the absence of affordable housing is not considered unacceptable.

Design, impact on visual amenity and impact on the Conservation Area.

61. The proposed scheme is a three storey flat roof building fronting Fulbourn Old Drift with the single storey club building to the rear. The building is considered to be of a high quality design and the Council's Urban Design Officer suggested alterations of the building at pre-application stage which have increased the quality of the building and its contribution to the visual amenity of the area. The scale and proportions of the building are considered to be acceptable given the context of the building which is set against a back drop of the large commercial buildings on Capital Park and the elevational treatment is considered to be interesting and well articulated, responding well to its corner site location. Furthermore, it is considered to be a significant improvement over the industrial appearance of the sewing room which occupied the site until its recent demolition. The buildings would be prominent in public views and would be very close to the public domain, meaning the quality of the detailing of the building including the materials used will have a significant impact on the ultimate success of the development in design terms. The Urban Design Officer has therefore proposed that the detailing of the building be secured via a condition and this is considered to be necessary and would give sufficient confidence that an acceptable visual impact would result.
62. The landscaping proposed on site is limited, largely by the fact that the scheme is dense development and the car parking extends close to the boundary of the site. Limited tree planting is proposed at the southern boundary of the site which will help to break up the hardstanding between the existing car park and that proposed for the flats. A grassed verge will be provided at the front of the site and a grassed area with some tree planting is proposed at the eastern corner of the site. It appears that additional hedge planting could be accommodated along the southern boundary which would allow additional softening of the appearance of the site. A low wall is proposed to the front of the site which is similar to that existing at present. The Council's Landscapes Officer has requested that a native hedge be considered along the northern boundary of the site, given these are characteristic of the Old Drift. While such a hedge could be accommodated, it would likely interfere with visibility splays for the proposed access unless it was kept below 600mm in height. The benefit of such a low hedge is not considered to be significant.
63. While the level of soft landscaping proposed is relatively limited, the existing site does not currently make a positive contribution to the visual amenity of the area and is not bounded by hedging nor does it benefit from mature planting. It is considered that overall, the

proposed development would enhance the visual amenity of the area by bringing back into use a currently disused site with a building of good architectural quality. Furthermore, while hedging is common along the Old Drift, there are also sections of palisade fencing and close boarded fencing, as well as the current boundary around the application site which is weldmesh fencing which would be removed to allow for the development. A full hard and soft landscaping scheme would be required by condition, but it is not considered necessary to insist on a hedge to the front of the site in order to make the development acceptable in terms of its impact on the area.

64. The impact of the proposed development on the character and appearance of the Conservation Area is also considered acceptable. This part of the wider site, while located within the Conservation Area is characterised by large areas of car parking, large commercial office buildings and the application site which is currently unattractive and disused. The impact of the redevelopment of the site, both compared to the existing disused site and the previous buildings which occupied the site, is considered to be beneficial in terms of the character and appearance of the area and for that reason would represent an enhancement of the Conservation Area.
65. On the basis of the above, the proposed development is considered to be acceptable in terms of its impact on the visual amenity of the area and the Conservation Area, in accordance with adopted policies DP/2, DP/3, CH/5.

Neighbouring amenity

66. The proposed development is considered to be far enough away from existing neighbouring dwellings that it would not cause any harm to their amenity in terms of loss of light visual intrusion or overshadowing.
67. The proposed social club building has the potential to cause noise disturbance to existing properties and to the proposed residential from activities taking place in an around the building and from plant and extraction systems necessary to heat, cool and provide extraction and ventilation to the hall. The applicant has submitted a Noise Assessment Report which assesses the noise sources in the area and their potential impact on the residential neighbours and proposed flats including from the use of the proposed club building.
68. The Council's Environmental Health Officer has assessed the submitted information and is of the view that the the both the noise sensitivity of the proposed flats and the noise generation of the proposed club can be acceptably controlled by a combination of noise mitigation through construction and restrictions on the operation of the club premises. The EHO has stated that conditions are required in respect of the noise insulation of the proposed flats to provide noise attenuation to mitigate against existing noise from the railway line and the proposed club building including the use of mechanical ventilation in the flats to reduce the need for the opening of windows. It is also considered necessary to condition the noise insulation of the club building to ensure noise emanating from its use is suitably attenuation as well as to restrict its hours of operation, hours of delivery to the site and restrict the use of amplified music outdoors.
69. The EHO suggests that the club should not operate prior to 11am nor after 11pm on any day of the week. This is considered reasonable, given the potential for early morning or late night use to create noise disturbance which could affect existing or future residents. While this would potentially place a constraint on the social club use which does not currently exist, it considered necessary given that the new site is located closer to existing and proposed residential dwellings. The additional constraint is not considered to significantly alter the potential contribution the social club makes as a community facility, given that many other such facilities are subject to such restrictions.

70. The catering facilities provided by the club would give rise to the potential for odour nuisance to be caused to neighbouring properties, however appropriate filtering and extraction of odours would be achievable and the details of the equipment would be required by condition to ensure neighbouring properties are not affected by odour emissions from the club or from noise from that equipment.
71. On that basis, the proposed development is considered to be acceptable in terms of its impact on the amenity of existing residents and the level of amenity that would be provided to residents of the proposed flats, in accordance with adopted policies DP/3, NE/15 and NE/16.

Transport, parking and highway safety

Transport

72. The proposed use of the site would result in additional vehicles using Fulbourn Old Drift to access the site, however it is not considered that this would have any significant impact on highway safety and, having been engaged in pre-application discussions on the scheme, the Local highways Authority does not object to the proposed development in terms of the residential or social club uses of the site and the additional trips which would result.

Vehicle Parking

73. The car parking provision for the residential element would be 11 spaces for the 10 residential units. This is a relatively low level of parking provision however it does not conflict with the Council's maximum standards for parking which are 1.5 spaces per dwelling which would give a maximum parking provision of 15 spaces. The site is located close to existing bus routes and is well located on a cycle and pedestrian route between Fulbourn and Cambridge. In addition, the mix of residential units has a higher proportion of small units than would be required by policy and it is therefore likely that parking demand would be slightly lower than average as a result. It is possible that multiple car ownership and visitor parking demands may result in some demand for on street parking in the area particularly at the evenings and weekends. However, given that there is a level of on street parking during the day at present and as parking on Fulbourn Old Drift is largely unrestricted, it is not considered that this would cause any significant impact on highway safety and the Local Highways Authority has not objected on that basis.
74. The car parking provision for the proposed social club is seven spaces including one disabled access space. The Council's parking standards for sui generis uses such as the social club are not defined, however there are standards for both uses which have similarities to the proposed use. Places of public assembly are expected to provide one space per 8 m² of floor area whereas Leisure uses are expected to provide one space per 22 m² of floor area. The proposed scheme under provides against either of these maximum standards providing only one space per 35 m² of floor area.
75. Notwithstanding the location of the site close to public transport links and on a cycle and pedestrian route, it is considered that during certain events this low level of parking could lead to an excess demand for parking spaces. However, the applicant controls the wider Capital Park site and the submitted Transport Statement makes it clear that the owners would provide additional car parking on the wider site for the use of the social club. It is considered that the provision of additional car parking spaces on the wider site would provide an adequate level of parking for the club in addition to the dedicated parking on the application site. To ensure that such additional parking is provided to an adequate level, it is considered necessary to apply a condition to the proposed development requiring the submission and implementation of a Car Park Management Plan which would ensure an adequate level of parking to service the social club building.

76. In addition, the laying out of the proposed accesses and parking and turning areas prior to the first use of the buildings and their retention for that intended purpose thereafter would be required by condition.

Cycle Parking

77. The proposals show parking provision for 20 cycles for the residential element which is above the level required by adopted policy, which requires one per dwelling, and is in line with the request of the Cam Cycle charity. The application proposes 10 cycle parking spaces for the social club which is in line with the requirements of the adopted policy in respect of sports and recreational facilities. Given the location of the site which is well positioned for cycling on a route between Cambridge and Fulbourn and the relatively low level of car parking provided on site, it is considered necessary to secure the 20 cycle spaces for the residential element and 10 spaces for the club. A condition would be applied required further details of the particular cycle storage and its subsequent implementation and retention.

78. On that basis, the proposed development is considered to adequately provide for cycle parking.

Highway Safety

79. In terms of the access arrangements for the site, the proposed vehicle access to the residential element has demonstrated adequate visibility splays and would provide adequate pedestrian visibility splays, notwithstanding the fact that there is no footpath on the south side of Fulbourn Old Drift which would be affected by the access. The proposed parking located at the social club would be accessed via the private road and would require maneuvering within the road, however given the lightly trafficked and informal nature of the private road and the good level of visibility this is not considered to result in any harm to highway safety. The Local Highways Authority has no objections to the proposed access arrangements and has stated that no significant adverse effect upon the Public Highway should result from this proposal. It has requested conditions in respect of pedestrian visibility splays, surfacing and drainage of the access and the provision of a Construction Traffic Management Plan all of which are considered necessary and would be applied to the permission.

80. On the basis of the above, the proposed development is considered to be acceptable in terms of its parking provision and its impact on highway safety in accordance with adopted policies DP/1, DP/2, DP/3, TR/1 and TR/2.

Bin storage and waste collection

81. The proposed development has made provision for bin storage for both the residential and social club elements which is screened and bins would not be prominent in views from the public domain. The precise details of the bin storage for the social club would be required by condition. The Council's Waste Management Team requested and has been provided with vehicle tracking documents and proposals for waste collection from the site and is content that these are acceptable in terms of providing adequate arrangements for access to the social club building and the flats for waste collection vehicles and personnel. As the proposals would require refuse collection lorries to back into the site to collect from the flats a resilient form of surfacing is required on site and the Waste Management Team has requested that details of the block paving of the access and parking areas are required by condition to ensure a suitable surface is provided. This requirement would be addressed by the condition requiring details of hard landscaping of the site.

82. The requested conditions would be applied and on that basis, the proposed development is considered to be acceptable in terms of the provision of bin storage and waste collection arrangements in accordance with adopted policy DP/3.

Sustainability

83. The application proposes that the requirements of adopted policies for renewable energy generation and reductions in carbon emissions could be met using a number of different feasible strategies. The Council's Sustainability Officer is content that the proposed development could comply with the requirements of policies NE/1 and NE/3 in terms of energy generation and carbon reduction and, given that a detailed scheme to address that has not been fully specified, has requested a condition in respect of the submission if a detailed scheme. The officer has also requested a condition relating to the production of a water conservation strategy to address the requirements of policy NE/12.
84. The requested conditions would be applied and on that basis, it is considered that the proposed development is acceptable in terms of sustainable energy and carbon reduction requirements in accordance with adopted policies DP/1, NE/1, NE/3 and NE/12.

Ecology

85. The proposed site has until recently been occupied by a sizeable, commercial building and hardstanding for car parking. Since the demolition of the building and other structures, it has had spoil deposited on it and offers little beneficial habitat or ecological potential. The submitted Preliminary Ecological Appraisal confirms that there is very little of ecological value at the site. The proposed redevelopment of the site is not considered to result in any significant harm to ecological interests in the area, although the removal of some limited vegetation might put breeding birds at risk were it to be undertaken in the spring or summer.
86. The Council's Ecology Officer has therefore requested that an informative be applied to any permission reminding the applicant of the law regarding nesting birds and the need for a competent ecologist to advise on any vegetation removal within the bird breeding season. The Ecology Officer also considers that redevelopment offers an opportunity for biodiversity enhancement on site and therefore requests a condition in respect of the provision of a scheme for biodiversity enhancement.
87. The requested conditions would be applied and on that basis, the proposed development is considered to be acceptable in terms of its impact on the ecological interests of the site in accordance with adopted policy NE/6.

Trees

88. The proposed development would not result in the removal of any significant trees from the site, nor would it put at risk any significant trees at the boundaries of the site. The Council's Trees Officer is content that the scheme is acceptable in that regard.
89. On that basis, the proposed development is considered to be acceptable in terms of its impact on trees in accordance with policy NE/6.

Contamination

90. The site has been subject to previous uses which have the potential to be contaminative and there is also the potential for contamination of the site from off site historic uses for landfill. Given the sensitive end use, there is potential for the site to impact on human health during construction and occupation phases and for it to impact on the quality of groundwater in the area.

91. Statutory consultees have considered the potential for existing contamination and the necessary measures required to ensure that the site is adequately remediated in order to allow safe construction and occupation and ensure no harm is caused to the underlying aquifer. It is considered that the risks of contamination can be adequately mitigated by the application of conditions in respect of investigation and remediation of contamination, the treatment of any previously unidentified contamination during construction and the submission and implementation of a suitable surface water drainage scheme which protects against the contamination of controlled groundwater.
92. The requested conditions would be applied and on that basis, the proposed development is considered to be acceptable in terms of the potential risks to human health and groundwater in accordance with adopted policies DP/1 and NE/8.

Drainage

93. The site has formerly had buildings on it and it is not considered that there is any obvious impediment to providing surface and foul water drainage arrangements that would ensure an acceptable impact on the existing drainage infrastructure and avoid surface water flooding in the area. The Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineer have requested a condition requiring a surface water drainage scheme be submitted and are content that the application is acceptable on that basis in terms of surface water and flooding. The Council's Sustainable Drainage Engineer and Anglian Water have requested a condition requiring a foul water drainage scheme be submitted and are content that the application is acceptable on that basis in terms of foul water and its potential for downstream flooding. Anglian Water has confirmed that Teversham Water Recycling Centre has available capacity to accommodate the scheme.
94. The requested conditions would be applied and on that basis, the proposed development is considered acceptable in terms of its impact on drainage and flood risk in accordance with adopted policies NE/9, NE/10 and NE/11.

Archaeology

95. The site is in relatively close proximity to the Caudle Corner Farm Settlement which is a Scheduled Ancient Monument. Given the previous development of the site and the limited remains found when previous archaeological investigations have been carried out on site, it is not considered that any significant archaeological remains would be present on site. The County Archaeology team has confirmed that it does not consider any archaeological work necessary for those reasons.
96. On that basis the proposed development is considered acceptable in terms of the archaeological interests in the area in accordance with adopted policy CH/2.

Other matters

97. Consideration has been given to whether it is necessary to require, either via planning condition or legal obligation, the retention of the social club use on the site or ongoing access to the building by the social club. While the club is considered to be an important service and facility and is afforded the protections of policy SF/1 on that basis, it is not considered appropriate or necessary to apply further restrictions or obligations on the development. The proposed use as a social club is a sui generis use which means permission would be required to change it from a social club to another use. Furthermore, the existing club premises elsewhere on the Capital Park site does not benefit from any greater level of protection under planning control than that which the proposed building would have under policy SF/1 and as a result of its sui generis use class.

Recommendation

98. That authority to approve the application be delegated to the Director for Planning and Economic Development to allow the application to be determined contemporaneously with the associated application S/3418/17/FL, subject to the following conditions, with the final wording to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issuing of planning permission.

Conditions

- a. 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.)
- b. The development hereby permitted shall be carried out in accordance with the following approved plans:
10581/PL/001 Rev C - Site Location Plan
10581/PL/002 Rev G - Site Plan
10581/PL/003 Rev D - First Floor, Second Floor & Roof Plans
10581/PL/005 Rev C - Sections
10581/PL/006 Rev C - Elevations and Site Section
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- c. Notwithstanding the plans, hereby approved, prior to the commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority.
- Balconies/terraces and balustrading at a scale of no less than 1:10
 - Parapets, copings, at a scale of no less than 1:10
 - All materials and finishes including sample panels
 - Details of feature brickwork at a scale of no less than 1:10
 - Junctions between different materials at a scale of no less than 1:10
 - Entrances and doors
 - Windows and rooflights at a scale of no less than 1:10
 - Windows to be recessed a minimum of 100mm
 - Boundary treatments
 - Ground Surface treatments
 - Bin storage
- The proposed development shall be carried out in full accordance with the approved details.
(Reason - To ensure the development has an acceptable appearance and impact on the visual amenity of the area in accordance with policies DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.)
- d. Notwithstanding the plans, hereby approved, prior to the commencement of development full details of both hard and soft landscape works and boundary treatments shall be 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 as well as proposals for load bearing soil cells or equivalent to create an adequate soil system and allow root development. Hard landscaping information for the access and parking areas shall include details of how the construction of those areas will be carried out in order to accommodate the maneuvering of waste collection vehicles.

(Reason - To ensure the development is satisfactorily assimilated into the area in the interests of the appearance of the Green Belt, the visual amenity of the area, the Conservation Area and enhances biodiversity in accordance with policies GB/2, DP/2, DP/3, CH/5 and NE/6 of the adopted Local Development Framework 2007.)

- e. All hard and soft landscape works and boundary treatments shall be implemented 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 in the interests of the appearance of the Green Belt, the visual amenity of the area, the Conservation Area and enhances biodiversity in accordance with policies GB/2, DP/2, DP/3, CH/5 and NE/6 of the adopted Local Development Framework 2007.)

- f. Prior to the commencement of development, a remediation strategy comprising the following components to address the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:
- i. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site, indicating potential sources, pathways and receptors, including those off site.
 - ii. The results of a site investigation based on (i) above, and a detailed quantitative risk assessment, including a revised CSM.
 - iii. Based on the risk assessment in (ii) above, an options appraisal and Remediation Method Statement giving full details of the remediation measures required and how they are to be undertaken. The Remediation Method Statement shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the Remediation Method Statement in (iii) above, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the long term monitoring and maintenance plan in (iii) above, shall be implemented as approved.

(Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and policy NE/8 of the adopted Local Development Framework 2007, to ensure that risks from land contamination to the future users of the site are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

- g. If, during remediation or development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy

detailing how that contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved prior to the first occupation of the development.

(Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and policy NE/8 of the adopted Local Development Framework 2007, to ensure that risks from land contamination to the future users of the site are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

- h. Prior to the commencement of development, a surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. Where infiltration drainage systems are proposed the scheme shall demonstrate that they do not pose a risk to groundwater quality. The approved scheme shall be implemented in full accordance with the approved details prior to the first occupation of any part of the development.
(Reason - To ensure a satisfactory method of surface water drainage and prevent harm to controlled waters in accordance with Policies NE/8, NE/9 and NE/11 of the adopted Local Development Framework 2007.)
- i. Prior to the commencement of development, a detailed scheme for the provision and implementation of foul 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 foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
- j. Prior to the commencement of development a scheme of biodiversity enhancement including a timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved timescale, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - in accordance with policy NE/6 of the adopted Local Development Framework 2007 and as the NPPF expects development to provide for biodiversity. This could be achieved at this site through enhancement measures including the incorporation of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of green and brown roofs, the inclusion of green walls and/or or the inclusion of features such as log piles.)
- k. Prior to the commencement of development, a Carbon Reduction Statement, which demonstrates that at least 10% of the development's total regulated predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include the following details:

 - a) SBEM calculations demonstrating the total regulated energy requirements of the whole development, set out in Kg/CO₂/annum based on a Part L Compliant Scheme;
 - b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.
 - c) A maintenance programme for the technologies presented in (b) above.

The approved renewable energy technologies shall be fully installed and operational prior to the first use of the building to which they relate and shall thereafter be maintained in accordance with the approved maintenance programme.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies DP/1, NE/1 and NE/3 of the adopted Local Development Framework 2007).

- i. Prior to the commencement of development, a Water Conservation Strategy detailing water conservation and management measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure:

 - a) that potential consumption of potable water by persons occupying a new dwelling does not exceed 105 litres per person per day; and,
 - b) Non-residential development achieves a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels.

The approved strategy shall thereafter be fully implemented prior to the first occupation of the development and thereafter retained.

(Reason - To ensure the buildings operate acceptably in terms of their use of water in accordance with policy NE/12 of the adopted Local Development Framework 2007.)
- m. Prior to the commencement of development, a Construction Traffic Management Plan including details of the following shall be submitted to and approved in writing by the Local Planning Authority:

 - i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
 - iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.
 - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Development shall not be carried out other than in complete accordance with the approved details.

(Reason - In the interests of highway safety and residential amenity in accordance with Policies DP/1 DP/3 and DP/6 of the adopted Local Development Framework 2007.
- n. Prior to the commencement of development, details of a scheme for secure and covered cycle parking for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of the development and retained thereafter, unless otherwise agreed 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.)
- o. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the buildings are designed and constructed to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07.00 and 23.00 hours, and 0.26m/s^{1.75} between 23.00 and 07.00 hours, as calculated in accordance with BS 6472:1992, entitled 'Guide to Evaluation of Human Exposure to Vibration in Buildings', [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme and maintained as such for the lifetime of the approved development.

(Reason - To minimise noise disturbance for future occupiers in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- p. Prior to the commencement of development, a scheme detailing the extraction systems and mechanical ventilation arrangement for the buildings, hereby approved, shall be

submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the buildings, hereby approved, and maintained as such for the lifetime of the approved development.
(Reason - To ensure that emissions to air are minimised to protect the amenity of the occupiers of premises in the vicinity in accordance with local planning policy.)

- q. Prior to first occupation of the development, hereby approved, the buildings shall be constructed to provide sound attenuation against internally generated noise of not less than 35 dB averaged over the frequency range of 100-3150Hz. The approved works shall be retained for the life of the development unless agreed in writing with the planning authority.
(Reason - To minimise noise disturbance for adjoining residents and users of commercial premises in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- r. During the period of demolition and construction, no power operated machinery or plant shall be operated on the site nor any construction related deliveries taken before 0800 hours and after 1800 hours on weekdays, nor before 0800 hours and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing by the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents and users of commercial premises in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- s. The social club building, hereby permitted, shall not be used between 23:00 hours and 11:00 hours.
(Reason - To safeguard the amenity of the occupiers of neighbouring residential dwellings in accordance with policies DP/3 and NE/15 of the adopted Local Development Framework 2007).
- t. No live or amplified music nor any amplified speech shall occur outside the social club building at any time.
(Reason - To safeguard the amenity of the occupiers of neighbouring residential dwellings in accordance with policies DP/3 and NE/15 of the adopted Local Development Framework 2007).
- u. No deliveries shall be received or dispatched from the site outside the hours of 8:00 and 18:00 on Monday to Friday, 8:00 to 14:00 on Saturday nor at any time on Sundays, Bank or Public Holidays.
(Reason - To minimise noise disturbance for adjoining residents and users of commercial premises in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- v. Prior to the first use of the access on Fulbourn Drift, the pedestrian visibility splays of 2m x 2m shown on both sides of that access on approved drawing 10581/PL/002 Rev G, shall be fully implement and shall thereafter be maintained free from any obstruction over 600mm in height.
(Reason - In the interests of highway safety in accordance with policy DP/3 of the Local Planning Framework 2007)
- w. Prior to the first occupation of the residential development, hereby approved, the vehicle access and parking area serving the residential development, shown on approved drawing 10581/PL/002 Rev G, shall be fully implemented and thereafter shall be used only for the purpose of vehicle access, maneuvering and parking. The vehicle access and parking area shall be constructed so that no private water drains onto or across the adopted public highway and shall be surfaced with a bound material and thereafter maintained as such.

(Reason - In the interests of highway safety in accordance with policy DP/3 of the Local Planning Framework 2007)

- x. Prior to the first use of the social club development, hereby approved, the vehicle access and parking area serving the social club, shown on approved drawing 10581/PL/002 Rev G, shall be fully implemented and thereafter shall be used only for the purpose of vehicle access, maneuvering and parking. The vehicle access and parking area shall be constructed so that no private water drains onto or across the adopted public highway and shall be surfaced with a bound material and thereafter maintained as such.

(Reason - In the interests of highway safety in accordance with policy DP/3 of the Local Planning Framework 2007)

- y. Prior to the first use of the social club, hereby permitted, a car park management plan detailing how car parking for the club will be provided and managed on the Capital Park site shall be submitted to and approved in writing by the local planning authority. The approved plan shall be implemented in full and retained thereafter in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

(Reason: To ensure adequate parking provision for the club building during larger events and mitigate the impact of development on the transport network in accordance with policy DP/2 of the adopted Local Development Framework 2007.)

- z. No external lighting shall be provided or installed on site other than in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with policies GB/2, DP/2, DP/3 and NE/14 of the adopted Local Development Framework 2007.)

Informatives

- aa. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present.
- bb. The granting of a planning permission does not constitute a permission or license to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- cc. The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside regular daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the environmental health service.
- dd. To protect the amenities of occupiers of other premises in the vicinity, attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the

control of noise from demolition and construction activities. The applicant is specifically advised to seek approval for any proposed piling operations.

- ee. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service.

Background Papers

- 99. Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -
 - (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
 - (b) on the Council's website; and
 - (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

- 100. The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.
 - South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
 - South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted January 2007)
 - Planning File References: S/3404/17/FL, S/3418/17/FL

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