

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 October 2013

AUTHOR/S: Planning and New Communities Director

S/1020/13/FL– BOURN

**Proposed demolition and replacement of buildings to provide B1, B2 and B8 uses,
Thyssen Krupp Tallent Ltd, The Airfield for Gestamp Tallent Ltd**

Recommendation: Delegated Approval

Date for Determination: 15 August 2013

Notes:

This Application has been reported to the Planning Committee for determination as the officer recommendation of delegated approval is contrary to the recommendation of refusal from the Parish Council

To be presented to the Committee by Paul Sexton

Site and Proposal

1. This full application, as amended by drawings received 26 July 2013, proposes redevelopment of an existing 9.40ha site on the west side of Bourn Airfield, south of the A428, by the demolition of existing industrial, storage and office buildings and replacement with new buildings providing Class B2 General Industry with ancillary accommodation including Class B1 and B2 uses. The existing main building consists of three hangars and a more modern addition. The total floor area of new building would be 17,723m², comprising 16,850m² for Class B2 and B8 uses, with 873m² for ancillary offices, compared to the existing total of 18,729m², a reduction of 1006m².
2. The new building would be erected in a similar location to the existing, although the distance from the east boundary is increased by 15m. It comprises five domed sections with a maximum height of 14.6m which compares to a maximum height of 14.4m for the existing buildings. The office area is located on the north east corner of the building. Materials will have to be facing brick, metal cladding panels with band stripe, and profiled roof sheeting.
3. An existing grass bund inside the east and south boundaries is to be retained and existing landscaping retained wherever possible and enhanced. A total of 356 car parking spaces are to be provided in an area to the north of the building, where existing parking is located, however the new layout will be rationalised. 104 cycle parking spaces will be provided. An existing office building in the north west corner of the site is to be demolished and the area landscaped.
4. The site has been unoccupied for approximately 2 years, but was previously occupied by the applicant for the manufacturing of car parts and operated 24 hours a day. The current application seeks to retain 24 hour working.
5. The site is within Parish of Bourn although it is located adjacent the boundary with Caldecote to the east. The site is accessed from the north via Wellington Way, which

joins the old St Neots Road at the Caldecote roundabout. To the west is another group of industrial buildings occupied by the David Ball Group.

6. To the east is a landscaped area beyond which are the rear of properties in West Drive and The Willows in Caldecote. To the north and south is land within the area of Bourn Airfield. Further to the north west of the opposite side of the St Neots Road area residential properties at Two Pots Farm
7. The application is accompanied by a Design and Access Statement, Planning Statement, Flood Risk Assessment, Noise Assessment, Energy Statement, Sustainability Assessment, Ecological Survey, Bat Inspection Report, Phase 2 Site Investigation Report, Transport Statement, Framework Travel Plan, Environmental Assessment, Historic Environment Assessment, and Landscape, Visual Impact Assessment, HIA Screening, Methodology for Demolition and Waste Design Toolkit

History

8. There have been a considerable number of planning applications affecting this site which are listed below.

S/0284/74/O – Erection of warehouse – Approved
S/1254/75/EU – Engineering and sheet metal fabrications – Certificate issued
S/0275/76/D – Erection of warehouse – Approved
S/0188/78/F – Part change of use of warehouse to industry – Approved
S/0189/78/F – Installation of bulk storage argon gas unit – Approved
S/2169/78/F – Part change of use of warehouse to industry - Approved
S/0237/79/F – Building and compound for baling machine – Approved
S/0486/79/F – Inflatable building (Temporary consent) – Approved
S/1634/89/F – Offices – Approved
S/1686/89/F – Extension to roof- Approved
S/1788/93/F – Single storey office - Approved
S/0434/94/F – 2-Storey office block (revision of S/1788/93/F) - Approved
S/0593/95/F – Loading/unloading bay extension to factory - Approved
S/1319/95/F – Change of use from storage to ancillary offices in connection with engineering use – Approved
S/1002/97/F – Factory extension for storage purposes - Approved
S/1778/00/F – Noise attenuation bund - Approved
S/1361/05/F – Housing for scrap conveyor - Approved
S/1957/05/LDC – Scrap conveyor system - Refused
S/1802/06/LDC – External scrap conveyor system - Approved
S/0900/08/F – Removal of condition 2 (noise attenuation) of S/1361/05/F - Approved

Planning Policy

9. National Planning Policy Framework 2012

South Cambridgeshire LDF Core Strategy DPD 2007

10. ST/6 Group Villages

Local Development Framework Development Control Policies 2007:

11. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire

ET/5 Development for the Expansion of Firms
SF/6 Public Art
NE/1 Energy Efficiency
NE/3 Renewable Energy Technology in New Developments
NE/6 Biodiversity
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise
NE/16 Emissions
TR/2 Car and Cycle Parking Standards

12. **South Cambridgeshire LDF Supplementary Planning Documents**

District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD
Health Impact Assessment SPD
Public Art SPD

13. **South Cambridgeshire Local Plan Proposed Submission July 2013**

SS/6 – New Village at Bourn Airfield

Consultation by South Cambridgeshire District Council as Local Planning Authority

14. **Bourn Parish Council** states that it is unable to approve recommendation of the application at present because not enough is known about enforcing conditions. However, if the application is approved by SCDC then the Parish Council would like the following conditions to be applied.

- All use must be confined within the building
- No storage of dyes, scrap or finish materials to be kept outside
- Lighting outside the building is to be restricted
- Inner noise levels should be less than 85 decibels
- Consideration should be given to a continuous noise monitoring system
- A breach of conditions should trigger a working hours restriction

15. A copy of the draft list of conditions suggested by the Environmental Health Officer has been forwarded to Bourn Parish Council for its further comments, which will be reported at the meeting.

16. **Caldecote Parish Council** recommends refusal. A full copy of its initial comments on the application are attached at Appendix 1. In response to the additional information received it comments that there is still no information on the hours of use; insufficient assurances that noise and environmental disturbances can be sufficiently mitigated against; unknown type, and placement of machinery, no mention of Section 106 contribution.

17. A copy of the draft list of conditions suggested by the Environmental Health Officer has been forwarded to Caldecote Parish Council for its further comments, which will be reported at the meeting.

18. The **Environmental Health Officer** initial comments expressed concerns regarding the proposed use in relation to the potential for noise disturbance to be caused, as

there has been a history of noise complaints resulting from the previous use of this site by the applicants. Whilst the noise report appeared technically sound there were no specific details of plant or operations to be carried out on site. The noise report makes reference to this and assumes a level of 85dB Leq is being produced. There are concerns that assuming a steady noise level may under represent the annoyance produced by intermittent and sudden impulse noise eg impact noise, mechanical processes and material handling, especially at night when background noise levels will be lower.

Consequently the initial noise report was undermined by lack of specific detail with regard to processes and equipment to be employed at the site, and as a result it was not possible to comment further without this additional information.

Further information has now been provided, which addresses these concerns and a set of draft conditions has been provided, which cover the period of demolition and construction, operational noise levels, noise insulation scheme, attenuation measures, odour generation and control, and artificial lighting.

In respect of noise issues, including fixed plant and equipment, noise breakout/leakage through the roof, doors, windows etc, and vehicular deliveries and operation of forklifts, it is concluded that these can be adequately assessed and controlled by noise assessment/insulation scheme condition to ensure that the impact of potential noise sources and activities are assessed and an adequate level of protection against operational noise is provided as appropriate, to ensure a significant adverse impact on the health and quality of life for existing and proposed residential premises does not arise. However, further detailed design information is required and as further quantitative noise assessment with detailed noise specifications are only likely to be available at the detailed design stages, a noise insulation type condition is required for both buildings and plant/equipment. In addition a Noise Management Strategy type condition could be considered.

There has been a history of odours complaints mainly associated with the paint spraying and finishing of products manufactured on site. The proposal may include similar odour generating activities and has the potential to generate process odours and other emissions to the atmosphere which have the potential to have significant adverse impact on health and the quality of life of nearby sensitive residential premises. Odours can be a prevalent problem even at low levels of concentrations and has the potential to impact on a wide area and affect amenity. Notwithstanding these concerns if odour abatement/mitigation measures are implemented as appropriate and/or an appropriate ductwork height to discharge upwards to an agreed specification to minimise odour impact, then this should be sufficient to protect amenity in the general area. However, in the absence of any detailed design to ensure odour nuisance is not caused and to protect the amenity of neighbouring premises, details of the odour/fume extraction systems and abatement if necessary are required by condition.

No consideration appears to have been given to the impact of artificial lighting, which has the potential to cause nuisance to and be detrimental to the amenity of existing residential. A lighting impact assessment/scheme should be provided and should cover such matters as, light spillage, hours of illumination, light levels, column heights, the levels of impact on nearby dwellings including horizontal and vertical isolux contours and methods of mitigating any adverse effects.

19. The **Local Highway Authority** has no objection

20. The **Highways Agency** has no objection.
21. The **Landscapes Officer** has no objection in principle, but requires further clarification/revisions to the landscaping scheme.
22. **Cambridgeshire Archaeology** has commented that the site lies within an area of high archaeological potential and considers that the site should be subject to a programme of investigation, to be commissioned and undertaken at the expense of the developer. The programme of work can be secured by condition.

The proposed development will also result in the loss of structures of relevance to the wartime heritage of the site and it is recommended that a record of these structures is made in accordance with English Heritage guidance, to be secured by condition.

23. **Anglian Water** has no objection.
24. The **Ecology Officer** comments that although the application is supported by a bat survey it does not consider the potential for any other species to be negatively affected. It is noted that there are two ponds in close association with the site, and there is a large population of great crested newts on the other side of the airfield, and it is therefore reasonable to assume that they may also have colonised these ponds. In this case a condition should be included in any consent to secure a suitable scheme for mitigation for the protection of the ponds within the site during the course of development. The scheme should include some form of barrier to prevent contractors and materials from disturbing the ponds, and to prevent amphibians entering the area of demolition and construction. If Great Crested Newts are found on site then an application for a licence to lawfully disturb the newts will be required.

It is noted that the bat survey found no roosts in the existing buildings, however the report recommends a number of working procedures, which should be secured by condition.

25. The **Planning Policy Team** and **Environment Agency** comments will be reported at the meeting

Representations by Members of the Public

26. The occupiers of 5 The Willows, 14 and 36 West Drive object:
 - i. The location of the site so close to residential properties is not suitable for heavy engineering use.
 - ii. Considerable attention has been paid to the aesthetics and personal employee comforts but little concerning the reduction in noise which is the major concern to local residents, as has been the case for the 14 or 15 years that the company operated using extremely heavy press machinery. This caused sleep disturbance.
 - iii. Previous disregard of agreement to limit working hours and noise levels leading to lack of faith.
 - iv. Concern that heavy press machinery will be re-installed in the new building, with resultant noise day and night. Noise of lorries being loaded and unloaded at all hours was also a major disruption. Noise combined with fumes and metallic smell became unbearable at times. Despite reconstruction

of the site there are no preventative measures that will reduce these health hazards.

- v. The earth mounds and woodland mentioned in the application as providing acoustic screening will not be sufficient to prevent the transmission of heavy press machinery noise, which travels through the ground and air and will not prevent the smells drifting through to residential areas.
 - vi. No agreed measurable maximum noise levels given in the design, and no undertakings that if these are not adhered to that the Council will take immediate legal action against the company to prevent them operating from the factory
 - vii. Absolute proof should be provided that all noise from installed machinery would be completely masked by soundproofing within the building construction.
 - viii. Operations should be limited to daily working hours and to a five day working week, with production between the hours of 8am and 10pm.
 - ix. Doors are shown in the building facing Caldecote
 - x. No indication of where/how scrap metal would be collected/disposed of. This caused major disturbance previously when scrap disposal took place outside, and at the closest point to housing, which is totally unacceptable.
 - xi. There are a large number of rooflights but there is no mention how these will be soundproofed.
 - xii. No indication of where vents/fans will be situated. Previously these were sited above the lime of the bund/wall, with many directly aimed at the village resulting in 24 hours of noise that was clearly audible.
 - xiii. There is no statement on the limitation on the use of reversing beepers on lorries and forklifts etc, which was a cause of consistent noise day and night.
 - xiv. No information on the internal configuration of the building. Presses sited at the furthest point from the village would help to mitigate noise.
 - xv. Increase in traffic
27. One letter from the occupier of 56 West Drive is in favour of small business development of the site to provide employment without increasing the traffic significantly in the area and into Cambridge.

Material Planning Considerations

28. The key issues for Members to consider are the principle of development, visual impact, residential amenity, highway safety, drainage, ecology, archaeology, use of renewable energy and public art.

Principle of development

29. The application proposes redevelopment of the existing brownfield site for a new development which carries on the established use of the existing site, and with a

slight overall reduction in floorspace. Although the site is in a countryside location replacement of the existing floorspace and for a similar use is acceptable in principle, subject to compliance with other policies in the plan.

30. The site is located within the area which forms the proposed New Village at Bourn Airfield allocation (Policy SS/6) in the Proposed Submission Local Plan 2013. The policy states that the proposed allocation will include employment development, which is to include the current application site, for uses appropriate to a residential area in Class B1. Where distant from residential areas the site could also include other employment uses.
31. The comments of the Planning Policy Team in respect of how this application sits alongside the proposed Policy SS/6 will be reported, however the new redevelopment of the site offers the opportunity to provide modern replacement buildings designed to high standards, in particular for acoustic control, which would provide a substantial improvement over the existing buildings. This, combined with the ability to plan any layout of the redevelopment of Bourn Airfield to maximise separation should ensure that proposed Policy SS/6 is not prejudiced by the current application.

Visual impact

32. Although the proposed building is located in a similar position to the existing buildings, the bulk and height will be slightly greater. The Landscape and Visual Impact Assessment submitted application concludes that there will be an impact of Minor Adverse significance to the landscape character of the surrounding areas, the main impact being when the site is viewed from the St Neots Road to the north.
33. Officers agree with this assessment and the proposed mitigation planting will help to reduce impact and be beneficial in terms of landscape character, although the Landscapes Officer has asked for clarification/revisions to the submitted landscape scheme, which can be secured by condition.

Residential amenity

34. Although the site is currently not operational, and has not been in use since 2011, previous activities have resulted in numerous noise complaints being received from residents of properties in West Drive and The Willows in Caldecote. The complaints have raised issues which include noise, vibration from the use of heavy presses, which have led to sleep disturbance, and fumes/metallic smells.
35. There is therefore understandable concern from both Bourn and Caldecote Parish Councils, and residents in Caldecote about the environmental implications of the current application. There is concern that the site is not suitable for such a use close to residential properties and if consent is granted that is a need to ensure that previous problems do not occur, with conditions imposed which prevent adverse impact on nearby properties, and that these conditions will be enforced should breaches occur.
36. The site benefits from a lawful use for engineering and sheet metal fabrication, and although the site is not currently operational that use could recommence. The existing consents do not adequately control operations on the site, and allow for 24 hours. Given the existing lawful use of the site officers are of the view that it would be unreasonable to prevent such a use continuing, but only subject to the ability to control the impact of future use of the site by appropriate conditions.

37. Negotiations and discussions have been taking place between the applicants acoustic consultant and officers from the Councils Environmental Health Section to arrive at a set of draft conditions which will adequately control the use of the site, allowing, if possible, for the continued 24 hour use of the site. Additional information has been supplied by the applicant which has allowed the Environmental Health Officer to propose the conditions set out in the recommendation of this report.
38. The applicant has indicated that the precise internal layout of the building is not currently known, but it is not anticipated that there will be a need to install presses at this site. It is stressed however that the impacts experienced previously in terms of noise and vibration where as a result of the age of the equipment and poor insulation of the buildings and pit areas. Modern machinery and construction would mean that these problems would not occur if presses were to be installed, and the noise and vibration conditions proposed by the Environmental Health Officer are designed to ensure this. Large openings originally proposed in the east elevation have been removed in the amended drawings. A condition should be included to prevent further openings being added in the future in the east and south facing elevations.
39. A condition is proposed which will require the applicant to undertake noise monitoring should a complaint be received, which is deemed by the Council to be justified. There has been a wish expressed locally for permanent monitoring equipment to be set up, however the view of the Environmental Health Officer is that this is not necessary and unless the equipment is permanently manned, it is often not possible to identify the source of a particular noise reading. Officers have however raised the possibility of post installation noise monitoring being carried out as part of the commissioning of equipment, and this will be pursued with the applicant.
40. Officers are of the view that the suggested conditions will adequately protect amenity, but accept that if any proven breaches occur, which give rise to unreasonable loss of amenity that appropriate action will need to be taken.

Highway safety

41. Neither the Highways Agency nor Local Highway Authority has raised an objection to the application, which is for the same scale of development as previously existed on the site and will use the existing established access. The application is accompanied by a Framework Travel Plan, which can be secured by condition.

Drainage

Anglian Water has confirmed that it has no comment to make in this case. As the size of the site exceeds 1ha the application was accompanied by a Flood Risk Assessment and the comments of the Environment Agency in respect of surface water drainage and contamination, will be reported.

Ecology

42. The matters raised by the Ecology Officer can be covered by condition.

Archaeology

43. The request for an archaeological investigation can be secured by condition.

In respect of the request for a record of the existing structures the applicant has commented that the Historic Environment Assessment, submitted with the

application, provides an in depth history of the site, as well as a number of photographs both internally and externally, and that it is hoped that this is sufficient for the County Archaeologist. The further views of the County Archaeologist on this point have been sought.

Use of renewable energy and water conservation

44. The application states that the building will use a combination of good building fabric and renewable energy generation to reduce the carbon footprint of the scheme by 12.4% over Building Regulations. The proposed installation of 28m² of PV panels contributes a 10.4% reduction in the predicted energy demand of the scheme, but that the location of the skylights on the roof to allow daylighting of the internal space place a natural limit on the amount of PV panels that can be installed. The application states that low flow fittings will be installed throughout the scheme to reduce water requirements on site.

These measures can be secured by condition.

Public art

45. Caldecote Parish Council has queried that there is no mention of a Section 106 contribution. In this case the only obligation that would apply is the encouragement under Policy SF/6 to provide public art.

In this case the applicant has commented that in this case the site is not public, and there would be no views from any public vantage point, and therefore no community benefit. The applicant therefore considers that public art is not appropriate in this case and that it should also be noted that the cost of providing such art is also a concern given the level of investment required to bring the site forward.

The Public Art SPD states that where provision on site is not appropriate an off-site contribution can be considered and officers will discuss this further with the applicant. It should be noted however that Policy SF/6 states that public art should be sought through negotiation, but is not a mandatory requirement.

Conclusion

46. It is recognised that this site has had a difficult planning history with considerable disturbance being caused to local residents at times, but that the age of machinery used, lack of modern insulated buildings and suitable planning conditions has contributed to this.
47. The redevelopment of the site, although for the same use, affords that opportunity to provide modern purpose built premises and include appropriate planning conditions to ensure that the amenity of neighbouring properties is protected. The conditions are designed to allow for 24 hour working.
48. The comments of the Planning Policy Team and the Environment Agency will be reported, along with the further comments of Bourn and Caldecote Parish Councils on the draft Environmental Health conditions, however officers will recommend that delegated powers of approval are given, subject to the satisfactory resolution of any outstanding matters and the agreement of the final wording of conditions.

Recommendation

49. That delegated powers of approval are given to officers subject to the matters outlined in the preceding paragraph being satisfactorily addressed. Any consent to be subject to conditions to include the following:

3 year time limit
Approved plans
Landscaping
Contamination
Surface water drainage
Pollution control
Car and cycle parking
Travel Plan
Renewable energy
Post installation monitoring of equipment
Archaeological investigation
No further opening sin east and south elevations

Environmental Health conditions

1. No construction / demolition work and or construction / demolition related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.
(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)
2. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval, detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)
3. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.
(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control

Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

4. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.
(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)
5. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - i. Contractors' access arrangements for vehicles, plant and personnel;
 - ii. Contractors' site storage area(s) and compounds(s);
 - iii. Parking for contractors' vehicles and contractors' personnel vehicles;
 - iv. Method statement for the control of debris, mud and dust arising from the development during the construction period.

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

(Reason - In the interests of residential amenity and highway safety in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

6. Vibration levels from the approved use, as defined and measured in accordance with BS6472: 2008 'Guide to evaluation of human exposure to vibration in buildings', or as superseded, shall not exceed a 16 hour daytime vibration dose value (VDVd, 16, hours) of $0.4 \text{ m/s}^{-1.75}$ between 07:00 – 23:00hrs Monday to Friday and $0.1 \text{ m/s}^{-1.75}$ at any other time, either as a VDVd 16hours between 07:00 – 23:00hrs Saturday and Sunday or VDVd 8hours between 23:000 - 07:00 hrs, measured either at the position of a building foundation at or at the centre of any floor of any residential property adjacent to the site. Where it is not practicable to measure inside dwellings or at foundation positions, measurements may be made at other positions and foundation levels calculated according to a methodology to be agreed for a scheme for periodic monitoring.
7. The 'rating' level of noise emitted from the site/attributable to the approved uses, as defined in BS 4142, shall not exceed 36 dB LAeq, 1 hour, during any one hour period between 07:00 and 23:00 hours Monday to Friday and 25 dB LAeq,5-minute or a maximum noise level of 55 dB L_{Amax,F} at any other time, (with all noise parameters measured/evaluated free-field) on the western boundaries of residential properties on The Willows and West Drive at the monitoring points A: The Willows (538140, 259391); and B: Two Pots Farm House (538834, 259936) or at the property boundary of any residential property. Levels may be measured directly or derived from a combination of measurement and calculation using propagation corrections. The rating noise level will be assessed and determined according to the principles and methodology of BS 4142 and all measurements shall be carried out in accordance with the requirements of BS7445: "Description

and measurement of environmental noise". as measured at the monitoring points yet to be agreed.

8. Before development commences (other than the demolition of the existing buildings) a scheme for the insulation of the building(s, associated plant/equipment and or vehicular related external noise and or consideration of any other noise mitigation/attenuation measures such as engineering, layout, administrative/management, as appropriate, in order to minimise and control the level of noise emanating from the said uses and to demonstrate compliance with the specified noise rating and vibration levels detailed in Conditions 1 and 2, respectively, shall be submitted to and approved in writing by the local planning authority. The noise insulation / mitigation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.
9. Following written notification from the Local Planning Authority (LPA), that a justified noise and or vibration complaint relating to the approved use has been received from a local resident, the applicant or use operator shall at their own expense, employ a suitably competent and qualified person/s to measure and assess by a methodology or a scheme of noise monitoring, to be submitted to and approved in writing by the Local Planning Authority, to demonstrate compliance with the specified noise rating and vibration levels detailed in Conditions 1 and 2, respectively .

The scheme shall be based upon the methodology contained within BS 4142 and commensurate with the guidance contained within BS 7445. Such an assessment /compliance scheme should encompass:

- i. Methodology for measurements
- ii. Background noise levels
- iii. Location for noise monitoring
- iv. Timing of noise monitoring
- v. frequency of monitoring
- vi. notification of results

The assessment/compliance scheme assessment shall be commenced within 21 days of the notification, or such longer time as approved in writing. A copy of the assessment report, together with all recorded noise measurement, metrological data and audio files as appropriate obtained as part of the assessment shall be provided to the LPA within 60 days of the notification, unless the Local Planning Authority gives prior written approval to any alternative agreed timescale, amendment or alteration.

10. Prior to commencement of development (other than the demolition of the existing buildings) an Operational Noise Minimisation Management Plan/Scheme shall be submitted in writing to the Local Planning Authority for approval. This shall include details of site wide measures to be undertaken and implemented to minimise and mitigate noise activities / operations as far as is reasonably practicable. The approved plan/scheme shall be retained thereafter unless otherwise approved in writing by the LPA and shall be reviewed and revised as necessary at the reasonable request of the LPA following the receipt of any justified noise complaints. The Operational Noise Minimisation Management Plan/Scheme should include consideration of but not exhaustively the items listed in the informative at the bottom of this decision notice.

11. Before development commences (other than the demolition of the existing buildings), details of equipment/systems for the purpose of extraction and/or filtration and/or abatement of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration/abatement scheme/s shall be installed and be operational before the use hereby permitted is commenced and shall be retained thereafter. Any approved scheme / system shall not be altered without prior approval.

Any approved extraction/filtration/abatement scheme/s or system installed shall be regularly maintained in accordance with the manufacturer's specification/instructions to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

(Reason: To protect the health and quality of life/amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15)

12. Prior to the commencement of the development (other than the demolition of the existing buildings) an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security/residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map/diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type/profiles, mounting height, aiming angles/orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

(Reason: To protect local residents from light pollution/nuisance and protect/safeguard the health and quality of life / amenity of nearby existing and proposed residential properties in accordance with NE/14- Lighting Proposals.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: S/1020/13/FL

Case Officer: Paul Sexton – Principal Planning Officer
Telephone: (01954) 713255