

Application Number	04/1352/FUL	Agenda Item	
Date Received	15th December 2004	Officer	Mr Toby Williams
Ward	Newnham		
Site	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge		
Proposal	Alterations and extensions to existing Clubhouse and facilities.		
Applicant	Cambridge RUFC Cambridge Rugby Union Club Grantchester Road Newnham Cambridge		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 This application relates to the Cambridge Rugby Union Club. The site is a roughly rectangular-shaped piece of land to the west of Grantchester Road in Newnham on the very edge of the City Council's administrative area. The site of the playing fields is bounded to the north by the rear gardens of numbers 1-47 (odd) Fulbrooke Road, part of the rear garden of number 48 Grantchester Road and the rear/side garden of number 50 Grantchester Road.
- 1.2 To the west is the Model Railway site and beyond that farmland, to the south is farmland and to the east is Grantchester Road. The existing clubhouse is a single storey building situated adjacent to the western boundary of the site. The access road to the site from Grantchester Road runs along the northern boundary.
- 1.3 The site is designated in the Cambridge Local Plan as Playing Fields, Area of Best Landscape and Green Belt.

2.0 THE PROPOSAL

- 2.1 This application is for alterations and extensions to the existing clubhouse. The extensions comprise building at ground and first floor levels. The new facilities include a ramped access and entrance lobby, changing rooms, function room, bar, kitchen, lounge, toilets and storage space. The building has a stepped viewing area at ground floor level and a viewing balcony at first floor level.
- 2.2 The height of the building is 9.5 metres, with a lower section at the north end of 8 metres accommodating the entrance lobby. The building is presently clad in timber. The proposal seeks to use powder coated, profiled metal cladding for the walls and roof.

2.3 This application follows a recent approval under application 03/0143/FP that granted permission for various ground and first floor extensions to the existing clubhouse of significantly larger dimensions to what is now proposed.

3.0 SITE HISTORY

Reference	Description	A/C, Ref
C/03/0143	Alterations and extensions to existing clubhouse and facilities.	A/C
C/02/0483	Removal of the existing floodlights and erection of 10 no. floodlights to south east of existing clubhouse.	A/C
C/02/0428	Demolition of existing clubhouse and erection of a part single, part two storey clubhouse (renewal of application C/96/1093/FP)	A/C
C/99/0776	Part 24 GPDO determination for prior approval determination for a 15m monopole with 3 cross-polar antennas, 2 dish antennas radio equipment housing.	Ref
C/98/0941	Part 24 GPDO determination for installation of 15m pole supporting 3 x 1.8m antennas and 2 x 0.6 m diameter transmission dishes and associated equipment housing.	Ref
C/96/1093	Demolition of existing clubhouse and erection of part single and part two storey clubhouse	A/C
C/96/0065	Re-building of clubhouse and provision of fitness and medical room.	Ref

4.0 **PUBLICITY**

Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central government advice

PPG1 General Policy and Principles (1997): Paragraph 40 states where an adopted or approved development plan contains relevant policies, S54A requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. Conversely, applications that are not in accordance with relevant policies in the plan should not be allowed unless material considerations indicate otherwise.

Para 13 states that the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications.

Para 30 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

Para 31 states that where development is proposed on land adjoining urban areas, its impact on its surroundings and nearby land uses should be considered carefully.

PPG2 Green Belts (1995): Paragraph 16 states that the use of land in the Green Belts has a positive role to play in fulfilling a number of objectives including providing opportunities for outdoor sport and outdoor recreation near urban areas.

The objectives are i) to provide opportunities for access to open countryside for the urban population; ii) to provide opportunities for outdoor Sport and outdoor Recreation near urban areas; iii) to retain attractive landscapes, and enhance landscapes near to where people live; iv) to improve damaged and derelict land around towns; v) to secure nature conservation interest and vi) to retain land in agricultural forestry and related uses.

Para 3.1 states there is a general presumption against inappropriate development within the green belt.

Para 3.2 states that it is for the applicant to show why permission should be granted.

Para 34 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes that include 'essential facilities for outdoor sport and outdoor creation'.

Para 3.5 provides examples such as small changing rooms or unobtrusive spectator accommodation for outdoor sport.

PPG17 Planning for Open Space, Sport and Recreation (2002): Paragraph 30 states that planning permission should be granted in Green Belts for proposals to establish or modernise essential facilities for outdoor sport and recreation where the openness of the Green Belt is maintained. Developments should be the minimum necessary and non-essential facilities (e.g. additional function rooms or indoor leisure) should be treated as inappropriate development.

5.2 The Development Plan

Cambridgeshire and Peterborough Structure Plan (2003)

P1/2 Environmental Restrictions on Development

P1/3 Sustainable Design in Built Development

P8/1 Sustainable development – links between land use and transport

P9/2a Green Belt

Cambridge Local Plan 1996

- E01 Pollution – noise, smell and air pollution
- NE1 Area of Best Landscape
- NE3 Green Belt – definition of
- NE4 Green Belt – development within
- NE6 Open space of environmental or recreational importance
- BE1 Excellence in urban design
- BE2 Respect for the character of the site and its surroundings
- BE4 New development – impact on the townscape or landscape of the surrounding area
- BE13 Access for people with disabilities – provision in non-domestic development.
- BE25 The street scene – boundary walls, railings, fences and gates
- BE26 The street scene – bin stores, TV aerials, satellite dishes and other equipment
- TR18 Cycling – cycle parking
- TR22 Car parking – parking provision

Supplementary Planning Guidance

Cambridge City Council (2004) - Car and Cycle Parking Standards:

This provides revised planning guidance for the provision of car and cycle spaces for different types of development located within and outside the controlled parking zone.

Cambridge City Council (2003) – Sustainable Development

Guidelines: Highlights issues that should be considered when drawing up policies and development briefs, appraising sites and development proposals. The Guidelines identify opportunities for mitigation of the impacts of development and for delivering environmental enhancement, giving examples of how this has been achieved in successful projects. The Guidelines include practical ways of implementing the principles of sustainable development at all stages of the development process. Applicants for major developments will be asked to complete and submit a Sustainable Development Checklist and a Sustainability Statement to accompany their planning application, setting out the key sustainable development issues relevant to the development, and describing how they have complied with the Guidelines.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: The functions referred to would seem to occur at this site already and the proposal would appear to be one for enhancement of existing facilities. That being the case, it is unlikely that intensification could be demonstrated robustly. A nicer venue for a function may persuade a few people to attend who may otherwise not, but there is no way of determining the extent of this. Given that the more likely determining factor in attendance at a club function is the overall

membership numbers, the relationship between attendance and quality of venue cannot be rigorously determined. Therefore, given the improvements to site access, and the use being safeguarded by condition, no detriment to highway usage could be demonstrated.

Disability Consultative Panel (meeting of 12/01/05)

- 6.2 No disabled parking shown. The proposed grass mesh blanket needs to be carefully chosen, as some types are unsuitable for use by ambulant disabled. The external step risers should be marked for visibility and be fitted with handrails. External doors should have suitable barriers on the outside. The double entrance doors and inner doors need to be offset – unless they are automatic. Metal internal stairs should have closed raisers and handrails on both sides. Doors to the terrace open out and block access.
- 6.3 The disabled toilets should be separate from the other toilet facilities and the doors widened. Accessing the WC's from the passage would be virtually impossible as the doors open the wrong way. A request was made for appropriate sanitary disposal facilities in the male as well as the female toilets. Both sets of doors into the first floor function room should be automatic or offset. The main bar should have a counter with a recessed dropped section and be fitted with an induction loop and adequately lit. The Panel commented that the applicant does not appear to have taken the best of architectural advice.

Cambridge City Council Access Officer

- 6.4 If the lift is new it needs to be 1.4m deep x 1m wide at minimum. The bar height needs to be dropped in part to 740cm.

Head of Environmental Services

- 6.5 The proposal incorporates a large function room that has the potential to cause noise problems for local residents, both from sound breakout from within the building and from the arrival and departure of people from the site. The environmental health issues remain the same as they were when similar consents were granted in 1997, 2002 and 2003. The department has received complaints about noise from functions held in a marquee in the ground and an abatement notice was served on the club as a result.
- 6.6 Recommend conditions relating to noise insulation and the restriction of hours of operation for the whole premises to restrict late night arrivals and departures. A curfew of midnight is appropriate.

South Cambridgeshire District Council

- 6.7 Comments are awaited. These will be reported on the amendment sheet or verbally at the meeting.

Anglian Water

- 6.8 Comments are awaited. These will be reported on the amendment sheet or verbally at the meeting. Previously, Anglian Water raised no objections in principle and noted that there are no public foul or surface water sewerage facilities in the vicinity of the development.

Sport England

- 6.9 No Objection: The proposals seek to extend the existing clubhouse to provide a social/meeting area at first floor level, with additional toilet provision. The proposals are effectively a scaled-down version of the previous proposals granted planning permission in 2003 (Ref C/03/0143/FP)
- 6.10 Given that the proposals are largely at first floor level, above the existing changing areas, there is only a limited increase in overall footprint and existing pitch provision is not affected.
- 6.11 In this instance, Sport England is satisfied that the proposal is ancillary to the principal use of the site as a playing field and does not affect the quantity or quality of existing pitches, or adversely affect their use.
- 6.12 I therefore do not wish to object to this application, which is considered to be in compliance with Sport England policy.

Environment Agency

- 6.13 No objection to the development in principle.
- 6.14 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

7 Fulbrooke Road
17 Fulbrooke Road
21 Fulbrooke Road
31 Fulbrooke Road
41 Fulbrooke Road
43 Grantchester Road
42 Grantchester Road

The representations can be summarised as follows:

-This application should be bound by the same conditions as the previous application (5)

- No further applications should be approved until the CRUFC complies with the terms under which the floodlights were approved. Otherwise there is no confidence that the club will comply with conditions on this permission (1).
- Questions whether there will be any increase in cars/light vans entering the site and if the access is suitable (3)
- Concerned that the WC's and sewerage will drain into the brook (3)
- Surface water drainage, especially from the car parking area must be adequately addressed and the brook kept clear (4)
- Present arrangements for waste disposal are unsatisfactory (1)
- There should be recycling facilities (1)
- The area is within a Flood Zone (1)
- The existing septic tank may not be big enough to cope with an increase in discharge to it (1)
- There are Water Voles (protected species) further downstream at the Stone Bridge lay-by and pollution of the brook could compromise their habitat (1).
- Seeks clarification as to whom at the club is a point of contact for residents and will effectively manage operations (1).
- Condition 3 of any new permission should ensure that the Clubhouse is not hired in the name of a member to a non-member (1).
- Any new permission could seek to impose PA/music noise limiters as an additional condition (1).

7.2 A letter was also received on behalf of 23 residents on Fulbrooke and Grantchester Roads.

The representations can be summarised as follows:

- Any new permission must be subject to the same conditions as the previous permission to ensure the amenity of residents is protected.

7.3 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Impact upon the Green Belt and Area of Best Landscape
3. Highway safety
4. Car and cycle parking
5. Disabled access
6. Refuse arrangements
7. Sustainability
8. Residential amenity
9. Third party comments

10. Planning obligation strategy

Principle of Development

- 8.2 The underlying aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. Within this context, the Government regards green belt land as providing opportunities for outdoor sport and outdoor recreation near urban areas. The modernisation of essential facilities for outdoor sport and recreation is supported by PPG17 – Planning for Open Space Sport and Recreation, provided the openness of the Green Belt is maintained. The guidance states that developments should be the minimum necessary and non-essential facilities should be treated as inappropriate development.
- 8.3 The club are willing to accept restrictions on the frequency that the building can be used for functions and for the use to be only for club members or sponsors. The facilities would be used for normal sporting activities as currently occurs.
- 8.4 PPG17 seeks to avoid inappropriate uses in the Green Belt. Regular functions not associated with the club are considered inappropriate. Therefore, to ensure that clubhouse does not exceed its use as an ancillary facility to the sporting use of the site, restrictions will need to be put on the number of functions allowed and restricted to use of members of the club or sponsors. It is considered that restricting the club to four functions per month would ensure that the use is set at an appropriate level.
- 8.5 The site is on land designated as NE6 land (playing fields) in the Cambridge Local Plan. This proposal will not, however, result in any significant loss of open space and there will be no loss of playing pitches. Sport England have raised no objection to the proposal in this regard.
- 8.6 Overall, I am of the opinion that the extended clubhouse will facilitate improved outdoor sport and recreation in the Green Belt and therefore meets the aims of the Green Belt, and related policies.

Impact upon the Green Belt and Area of Best Landscape

- 8.7 The proposed clubhouse is within the Green Belt and there are clear views of the site from the east and the south. The site is also within an 'Area of Best Landscape'. Currently there are hedges and trees on the east, south and west boundaries of the site. The trees are a mixture of ash, field maple, oak, common alder and beech and provide an effective but natural screen to the site. The building is significantly smaller than the previously approved scheme and as such I consider that it will have a minimal impact upon the appearance of the Green Belt and the Area of Best Landscape. It will be appropriate on any approval to ensure the protection of the hedge along the west boundary during construction works.

Highway Safety

- 8.8 Given the restrictions that will be placed on the use of the clubhouse for functions, the Local Highway Authority has not raised an objection on highway safety grounds. A condition to improve the access and visibility to the site to current standards is recommended and this is in line with the previous approval.
- 8.9 In my opinion, the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policy P8/1 and Cambridge Local Plan (1996) policy TR27.

Car and Cycle Parking

- 8.10 There is a significant amount of car parking on the site, which is not formally laid out but on gravelled areas adjacent to the access road and to the north of the clubhouse.
- 8.11 The rugby club plans to resurface and more formally layout the parking areas on the site. Such works would improve the overall appearance of the site and reduce noise generated from cars travelling along the gravelled surface. Concerns have been raised by local residents to ensure a permeable surface for the car parking area that adequately deals with surface water and does not exacerbate problems in the adjacent brook. I consider that it will be appropriate to add to any permission a condition that seeks details of such works, requiring a large scale car parking plan layout with cross sections, materials and water handling/pollution control details.
- 8.12 The proposal does not provide details of cycle parking. This will be required in accordance with this Council's supplementary planning guidance in the form of 'Car and Cycle Parking Standards' (2004). Subject to a condition to secure adequate cycle provision on site, in my opinion the proposal is compliant with this Council's supplementary planning guidance in the form of 'Car and Cycle Parking Standards' (2004) and Cambridge Local Plan (1996) policies TR18 and TR22.

Disabled Access

- 8.13 This Council's Disability Panel has raised numerous concerns/issues. These have been relayed to the applicants who intend to submit revised plans to accommodate the specific provision of 8 marked-up disabled car parking spaces and improved and independent disabled toilet facilities with increased dimensions and better accessibility. I will report the submission of revised changes in this respect to Committee.
- 8.14 Additional details suggested by the Panel to improve access can be accommodated as part of the working details of the scheme and under part M of the Building Regulations. An informative to this effect is recommended to be appended to any permission. This Council's Access Officer stated that the new lift should be at least 1.5m deep by 1m wide. The new lift is larger than the minimum required dimension measuring 1.5m x 1.5m.

- 8.15 In my opinion, subject to appropriate revisions being made to the scheme, I consider the proposal is compliant with Cambridge Local Plan (1996) policy BE13.

Refuse Arrangements

- 8.16 No details of specific bin storage and facilities for recycling are given. Adequate provision will be required on site and this could be accommodated near to the service area of the building at the rear. I recommend a condition for details to be submitted to secure such a facility. This would improve the existing arrangements and ensure compliance with Cambridge Local Plan (1996) policy BE26.

Sustainability

- 8.17 The existing building is dilapidated, incorporates single glazing and is not energy efficient. The proposal seeks to utilise the existing structure by cladding the walls, inserting new double glazed windows and a new boiler room. The works, which will be subject to Building Control regulations, will ensure a more energy efficient building than at present and together with a secure and covered cycle parking area, I consider that the sustainability of the proposal will be in accordance with this Council's supplementary planning guidance in the form of the 'Cambridge Sustainable Development Guidelines' (2003).

Residential amenity

- 8.18 There was previously a significant amount of concern raised that an intensification of use of the site for functions would cause disturbance to residential amenity. The concerns are repeated in relation to this proposal and there is a consensus amongst residents that any new permission should be subject to the same restrictive conditions to protect residential amenity, particularly in relation to occupants living in Fulbrooke Road, whose gardens back onto the site.

- 8.19 The previous permission imposed the following conditions on the use of the clubhouse to protect residential amenity:

the number of functions that could be held at the clubhouse was restricted to no more than 4 occasions in any month.

The hire of the clubhouse was restricted to members and sponsors of at least 1 years standing.

The hours of use of the clubhouse were limited from 08:00 to 23:30 Sunday to Friday and 08:00 and 00:00 on Saturdays.

The scheme was subject to a scheme of insulation of the building and plant.

Parking for evening functions in summer was limited to grassed areas of the site only.

The balcony area was restricted from being used during evening functions, and doors and windows facing onto it were to be kept closed at all times.

- 8.20 I consider that this application should be subject to the same conditions as imposed on the previous permission in the interests of residential amenity. In my opinion, these conditions satisfy the requirements of this Council's Head of Environmental Services and seek to mitigate the concerns raised by local residents ensuring compliance with Cambridge Local Plan (1996) policies E01 and BE2.

Third party comments

- 8.21 Most of the issues raised by residents have been considered above. It is my understanding that the City Council's Drainage Engineer is currently working with the club to improve drainage within the brook. The previous permission sought details of the proposed method of drainage by condition to ensure that the development did not have an adverse impact on the brook or exacerbate local flooding. I consider that this application should be subject to the same condition that would also ensure that any wildlife would not be subject to surface or foul water pollution generated by the proposal.
- 8.22 An objection has been raised that states that no further development should be allowed until such time as the existing flood lights and the condition pertaining to their raising and lowering is enforced. I consider that this approach would be unreasonable as it is the Council's responsibility to ensure that any breaches of condition are investigated and appropriately enforced. There has been the suggestion that the clubhouse could be subject to a condition to ensure the use of PA/music noise limiters. In certain circumstances this has been an approach adopted by the LPA to control noise emanating from premises, albeit that it does not adequately control live music noise levels. I am currently investigating the appropriateness of applying such a condition to the permission and will update Committee accordingly. It is unfortunate that the club does not appear to have a main point of contact for residents. I have included within the recommendation an informative to this effect.

Planning Obligation Strategy

- 8.23 There are no S016 requirements in relation to this application.

9.0 RECOMMENDATION APPROVE

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The Clubhouse hereby permitted shall not be used for evening functions on more than four occasions in any calendar month, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of adjacent residential properties (Cambridge Local Plan (1996) policies E01 and BE2).

3. The hire of the Clubhouse shall be restricted to Members and Sponsors of Cambridge Rugby Union Football Club of at least one year standing only and the club shall keep a written record of the membership details of persons hiring the facilities which shall be available to the local planning authority on request.

Reason: To protect the amenity of adjacent residential properties (Cambridge Local Plan (1996) policies E01 and BE2).

4. The Clubhouse shall only be occupied between the hours of 0800 to 2330 Sunday to Friday and between the hours of 0800 and 0000 on Saturdays.

Reason: To protect the amenity of adjacent residential properties (Cambridge Local Plan (1996) policies E01 and BE2).

5. Car parking associated with evening functions held during June, July and August, shall be on grassed areas of the site only unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of adjacent residential properties (Cambridge Local Plan (1996) policies E01 and BE2).

6. The balcony hereby permitted at first floor level shall not be used during evening functions when amplified music is played and the doors and windows opening onto the balcony shall be kept shut at these times.

Reason: To protect the amenity of adjacent residential properties (Cambridge Local Plan (1996) policies E01 and BE2).

7. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

8. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 1996 policy TR18)

9. Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 1996 policy BE2)

10. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

11. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

12. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 1996 policies EO1 and BE2)

13. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees and hedges from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE7).

14. No development shall commence until details of improvement works to the access of the site at Grantchester Road have been submitted to and approved in writing by the local planning authority. The extension shall not be used until such time as works have been carried out in accordance with the approved details.

Reason: In the interests of highway safety (Cambridgeshire and Peterborough Structure Plan (2003) policy P8/1 and Cambridge Local Plan (1996) policy TR27).

15. No development shall commence until details of the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason: In order to avoid local flooding and pollution of the environment (Cambridgeshire and Peterborough Structure Plan (2003) policy P7/8 and Cambridge Local Plan (1996) policies E03, NE9, BE2 and BE4).

16. No development shall commence until details of the foul water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason: In order to avoid local flooding and pollution of the environment (Cambridgeshire and Peterborough Structure Plan (2003) policy P7/8 and Cambridge Local Plan (1996) policies E03, NE9, BE2 and BE4).

17. Prior to the commencement of development, full details of the on-site storage facilities for trade waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4).

18. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Large scale plans of the access and parking layout, including 8 spaces for disabled parking provision adjacent to the main entrance of the building.
- b) Details of surfacing materials, permeability and finish.
- c) Drainage details of the access and parking areas including pollution control

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a manageable and appropriate access and parking layout that does not exacerbate flooding and which seeks to control potential vehicular pollution (Cambridgeshire and Peterborough Structure Plan (2003) policy P7/8, Cambridge Local Plan (1996) policies E01, E03, NE9, BE2 and BE4).

19. Before any development is commenced details of the existing and proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity (Cambridge Local Plan (1996) policies BE2, BE4 and BE8).

INFORMATIVE: It is advised that a specific person is appointed by the CRUFC as a point of contact for members of the local community should any difficulties arise both in the construction and subsequent management of the extension.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P8/1, P9/2a

Cambridge Local Plan (1996): E01, NE1, NE3, NE4, NE6, BE1, BE4, BE13, BE25, BE26, TR18, TR22, TR27

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

INFORMATIVE: The applicant is advised to contact the City Council's Engineering Services (tel 01223 457372) for advice on the works required to improve the access.

INFORMATIVE: The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: The applicants attention is drawn to the comments of this Council's Disability Access Panel enclosed for information.

