

17TH SEPTEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:	
Item:	4
Application Reference:	S/1447/14/RM
Subject/Title:	Land Between Huntingdon Road, Madingley Road and the M11, North West Cambridge Reserved Matters Application Lot 4
Target Date:	19 September 2014
To Note:	N/A
Further Representations Received:	
Environment Agency:	The Agency finds the surface water drainage design detail, as set out in NWC1-URS-04-LTW-XX-RPT-CE-0003, to be acceptable in principle. To ensure a satisfactory method of surface water drainage, the surface water drainage shall be implemented and constructed in line with the Surface Water Drainage Strategy reference NWC1-URS-04-LTW-XX-RPT-CE-0003 dated June 2014 unless otherwise agreed with the Local Authority.
Amendments To Text:	None
Pre-Committee Amendments To Recommendation:	The conditions regarding noise have been combined into a single condition, therefore numbering has changed. An additional informative has been added to clarify the position on condition 5 – surface water drainage. Please see attached schedule.
Decision:	No Change.

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APPROVE S/1447/14/RM subject to the following and informatives:

1. Prior to the commencement of development of the buildings approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the buildings, shall be submitted to and approved in writing by the local planning authority.

A sample panel of the facing materials to be used shall be erected onsite to establish the detail of bonding, coursing and colour and type of jointing shall be agreed in writing with 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. (NWCAAP policy NW2).

2. Prior to the commencement of development of public realm approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the buildings, shall be submitted to and approved in writing by the local planning authority.

A sample panel of the materials to be used shall be erected onsite to establish the detail of bonding, coursing and colour and type of jointing shall be agreed in writing with 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. (NWCAAP policy NW2).

3. The development shall be constructed fully in accordance with the approved plans and noise insulation / attenuation scheme recommendations and principles as detailed in the submitted URS document titled "URS, North West Cambridge – Lot 4 Reserved Matters Application, Noise Insulation Scheme (Ref: NWC1-URS-04-LTW-XX-RPTAC-0005), PA1, June 2014" approved under condition 50 of variation consents S/2036/13/VC-SCDC and 13/1402/S73- Cambridge City.

Prior to OCCUPATION a noise insulation scheme post construction / installation completion and testing report to include details of the airborne sound attenuation specification / performance standards of the external building facade elements, airborne acoustic performance test certificates as appropriate with confirmation of satisfactory workmanship, installation and performance to include satisfactory noise insulation scheme performance testing, shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The noise attenuation / insulation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of M11 and internal site traffic noise and safeguard the amenity and health of future residents. North West Cambridge Area Action Plan Policy NW2.

4. Before the development/use hereby permitted is occupied, a scheme for the insulation of the building(s) and/or plant within any central plant room, 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 ensure that sufficient noise attenuation is provided to all residential properties and safeguard the amenity and health of future residents. North West Cambridge Area Action Plan Policy NW2.

5. Notwithstanding the detail shown on NWC1-URS-04-LTW-XX-DRG-CE-0011 PA1 prior to the occupation of any unit details of the final above ground and below ground attenuation provision are to be agreed with the Local Planning Authority.

The works shall then be carried out in accordance with the approved details.

REASON: To ensure that there is adequate ongoing management of surface water drainage. (NWCAAP NW25)

6. The development hereby approved shall be constructed in accordance with the surface water drainage strategy document titled Lot 4 Reserved Matters Application Surface Water Drainage Strategy dated August 2014 (ref: NWC1-URS-04-LTW-XX-RPT-CE-0003 PA2).

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP NW25).

7. Data shall be collected on an annual basis from the anniversary following first occupation until all key worker homes are occupied within Phase 1 as identified through the approved site wide phasing plan, to identify the number of applicants for key worker housing parking spaces. The outcomes of this data shall be submitted with, and inform parking strategies for any key worker

housing development within Phases 2 – 7 as identified through the approved phasing strategy.

REASON: To protect the amenity of the nearby residential properties. (NWCAAP policy NW2).

8. The development, hereby permitted, shall be carried out in accordance with the following approved plans and documents:

NWC1-AEC-04-LTW-XX-DRG-TP-0003 PA1

NWC1-AEC-04-LTW-XX-DRG-TP-0002 PA1

NWC1-CVA-04-LTW-XX-DEL-AR-0001 PA1

NWC1-CVA-04-LTW-XX-DEL-AR-0002 PA1

NWC1-CVA-04-LTW-XX-DEL-AR-0003 PA1

NWC1-CVA-04-LTW-XX-DSE-AR-0004 PA1

NWC1-CVA-04-M01-XX-DRG-AR-0001 PA1

NWC1-CVA-04-M01-XX-DRG-AR-0002 PA1

NWC1-CVA-04-M01-ZZ-DRG-AR-0004 PA1

NWC1-CVA-04-M02-XX-DRG-AR-0001 PA1

NWC1-CVA-04-M02-ZZ-DRG-AR-0002 PA1

NWC1-CVA-04-R01-XX-DEL-AR-0002 PA1

NWC1-CVA-04-R01-XX-DSE-AR-0003 PA1

NWC1-CVA-04-R01-ZZ-DRG-AR-0001 PA1

NWC1-CVA-04-R01-ZZ-DRG-AR-0004 PA1

NWC1-CVA-04-R02-XX-DDE-AR-0101 PA1

NWC1-CVA-04-R02-XX-DSE-AR-0003 PA1

NWC1-CVA-04-R02-ZZ-DEL-AR-002 PA1

NWC1-CVA-04-R02-ZZ-DRG-AR-001 PA1

NWC1-CVA-04-R02-ZZ-DRG-AR-0004 PA1

NWC1-CVA-04-T01-XX-DRG-AR-0001 PA1

NWC1-CVA-04-T01-ZZ-DRG-AR-0004 PA1
 NWC1-CVA-04-T02-XX-DDE-AR-0101 PA1
 NWC1-CVA-04-T02-ZZ-DRG-AR-0001 PA1
 NWC1-CVA-04-T02-ZZ-DRG-AR-0003 PA1
 NWC1-CVA-04-T03-XX-DRG-AR-0001 PA1
 NWC1-CVA-04-T03-ZZ-DRG-AR-0002 PA1
 NWC1-CVA-04-T04-XX-DRG-AR-0001 PA1
 NWC1-CVA-04-T04-ZZ-DRG-AR-0002 PA1
 NWC1-CVA-04-XXX-XX-SCH-AR-0002 PA1
 NWC1-CVA-04-LTW-RF-DRG-AR-0105 PA1
 NWC1-CVA-04-LTW-GF-DRG-AR-0100 PA1
 NWC1-CVA-04-LTW-GF-DRG-AR-0001 PA1
 NWC1-CVA-04-LTW-04-DRG-AR-0104 PA1
 NWC1-CVA-04-LTW-03-DRG-AR-0103 PA1
 NWC1-CVA-04-LTW-02-DRG-AR-0102 PA1
 NWC1-CVA-04-LTW-01-DRG-AR-0101 PA1
 NWC1-CVA-04-EW1-XX-DRG-AR-0005 PA1
 BWC1-CVA-04-EW1-XX-DRG-AR-0001 PA1
 NWC1-CVA-04-A01-XX-DEL-AR-0002 PA1
 NWC1-CVA-04-A01-ZZ-DRG-AR-0001 PA1
 NWC1-CVA-04-A01-ZZ-DRG-AR-0004 PA1

Infrastructure Plans

NWC1-URS-04-LTW-XX-DRG-CE-0005 PA1
 NWC1-URS-04-LTW-XX-DRG-CE-0006 PA1
 NWC1-URS-04-LTW-XX-DRG-CE-0007 PA1
 NWC1-URS-04-LTW-XX-DRG-CE-0008 PA1

NWC1-URS-04-LTW-XX-DRG-CE-0009	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0010	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0011	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0012	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0013	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0014	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0015	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0016	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0017	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0018	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0019	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0020	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0021	PA1
NWC1-URS-04-LTW-XX-DRG-CE-0022	PA1

Landscape Plans

NWC1-AEA-LA-VOG-XXX-DDE-LD-2000	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3001	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3002	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3003	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-0001	P01
NWC1-AERA-LA-VOG-XXX-DRG-LD-2001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-2002	P01
NWC1-AEA-LA-VOG-XX-DRG-LD-3000	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3004	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3005	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3006	P01

NWC1-AEA-LA-VOG-XX-DDE-LD-3007	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3008	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3009	P01
NWC1-AEA-LA-VOG-XX-DRG-LD-4001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-5001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-5002	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-6001	P01
NWC1-AEA-LA-SWD-XX-DDE-LD-6003	P01
NWC1-AEC-04-LTW-XX-DRG-TP-0001	PA1
NWC1-AEC-04-LTW-XX-DRG-TP-0002	PA1
NWC1-AEA-LA-VOG-XXX-DRG-LD-2000	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-2002	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3004	P02
NWC1-AEA-LA-VOG-XXX-DRG-LD-3005	P02
NWC1-AEA-LA-VOG-XXX-DRG-LD-3006	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3007	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3008	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3009	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-4001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-5002	P01

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

9. Prior to the installation of any above ground waste hoppers, detailed drawings of the hoppers and the associated floorplate shall be submitted to and approved by the local planning authority. The approved hoppers and floorplates shall be installed and operational, prior to the occupation of the units to which they serve. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the appearance of the underground waste hoppers and floorplates are appropriate (NWCAAP policy NW2)

10. The underground waste hoppers hereby approved shall include a method of monitoring fill levels.

REASON: To ensure that there is sufficient capacity within the underground system for future occupiers (NWCAAP policy NW2)

11. The development hereby approved shall be constructed in accordance with the Arboricultural Report & Management and Maintenance Plan dated June 2014 by Lockhart Garratt (Ref 13-2891 3639 D03).

REASON: To ensure the development does not harm the health of the Veteran Oak. (NWCAAP Policy NW2).

INFORMATIVES

Plant Noise / Plant Room Insulation Scheme

To satisfy this Noise Insulation Scheme condition the rating level (in accordance with BS4142:1997) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the future predicted background level (L_{90}) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period),

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Housing Standards

Housing Health & Safety Rating System (HHSRS)

The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment for any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards, for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor areas and avoidance of excessive heat and noise etc.

Further information on the Housing Health and Safety Rating System (HHSRS) provisions of the Housing Act 2004 is available via the following link:

<https://www.scamb.gov.uk/content/housing-poor-condition>

HMO Licensing

If any of the proposed residential units are Houses in Multiple Occupation (HMOs) as defined under the Housing Act 2014 and associated schedules they may be subject mandatory licensing as HMOs.

For example any residential units with 'shared amenity provisions' such as washing, kitchen or living facilities or similar may be considered HMOs depending on factors such as number of floors etc. Under the Housing Act 2004, it is a legal requirement for larger HMOs (comprising three storeys or more and occupied by five or more persons) to be licensed. The person controlling or managing the HMO must apply to the council's Environmental

Health and Licensing before letting. In any case if they are HMOs they should comply with relevant amenity and fire protection standards.

Further information on Houses in Multiple Occupation (HMOs) licensing and standards is available via the following link:

<https://www.scams.gov.uk/content/houses-multiple-occupation-hmos>

Underground enabling works for the purpose of conditions is defined as works approved under planning permissions 13/0537/REM and S/0857/13/RM (Earthworks) and 13/1401/REM and S/2037/13/RM (Underground Infrastructure within this application boundary).

For clarity, piling (instalment of pile caps and ground beams) will be included under the terms 'enabling works' as described within the relevant conditions that are part of this Reserved Matters Permission.

This is because enabling works and piling in the instance of development permitted by virtue of this application, will not prejudice the discharge of conditions worded as 'prior to the commencement, except for enabling works'.

Condition 5 Surface Water drainage -

Pursuant to condition 5 plan NWC1-URS-04-LTW-XX-DRG-CE- 0011 PA1 will need to be updated to confirm the ratio between above ground and below ground attenuation. The current submission shows one solution, which is dependent on what the level of ground water is. The ground water level is to be monitored during the construction period which will then be used to establish the exact attenuation details. Condition 5 is to safeguard that the final solution is acceptable and that the appropriate number of above and below ground tanks in order to ensure the overall drainage strategy is complied with.

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