

# Agenda Item 8

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

18<sup>TH</sup> MARCH 2015

### PRE-COMMITTEE AMENDMENT SHEET

#### PLANNING APPLICATIONS

<b>Circulation:</b>	
<b>Item:</b>	4
<b>Application Reference:</b>	14/1817/FUL
<b>Subject/Title:</b>	Wildlife Trust and allotments
<b>Target Date:</b>	14 February 2015
<b>To Note:</b>	<p><b>New and Amended Conditions</b></p> <ul style="list-style-type: none"><li>- Contaminated land condition amended to reflect site wide requirements.</li><li>- Proposed new condition 12 to link this full application with the outline specification within 08/0048/OUT.</li></ul> <p><b>Very minor alteration to width of cycle path</b></p> <ul style="list-style-type: none"><li>- Width of cycle route through the Wildlife Trust compound is increased from 2.5m to 3m to allow more space for passing.</li><li>- This addresses suggestions had by the Council's Cycling and Walking officer.</li><li>- It is also suggested this path be finished in tarmac, but this would not be in keeping with the rural site location and approach to pathways across the country park.</li></ul>
<b>Representations Received:</b> None.	
<b>Amendments To Text:</b>	None.
<b>Pre-Committee Amendments To Recommendation:</b>	<p><b>New Condition 13</b></p> <p>The development shall be carried out in accordance with the allotment specification agreed under the outline permission 08/0048/OUT contained within Schedule 10, Part E of the associated S106 Agreement dated 9 October 2009.</p> <p>Reason: To ensure the development is carried out in accordance with the agreed specification, Cambridge Local Plan 2006 policy 3/4.</p>

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	<p><b>Amended Condition 10</b></p> <p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority (LPA) and receipt of approval of the document/documents from the LPA. This applies to paragraphs b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary. Part a) of this process has now been discharged.</p> <p>(a) The contaminated land strategy shall be carried out in accordance with the desk study: Geoenvironmental and Supplementary Ground Investigation (reference 15694/002/RS/PJ/NTN/LHT/SKW) dated March 2006 and updated by Geoenvironmental and Supplementary Ground Investigation reference 15694/137 dated August 2011.</p> <p>(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to</p>
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	<p>paragraphs d), e) and f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.</p> <p>Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately taken to secure full mitigation in the interests of environmental and public safety in accordance with Cambridge Local Plan Policy 4/13.</p>
<b>Decision:</b>	

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