



JOINT DEVELOPMENT CONTROL COMMITTEE: CAMBRIDGE FRINGES

Membership

Cambridge Council: Cllrs Blencowe, Dryden, Reid, Smart and Tucker, Alternates: Marchant-Daisley and Tunnacliffe

Cambridgeshire County Council: Cllrs Kenney, Orgee, Pegram and Shepherd, Alternates: Brooks-Gordon and Reynolds

South Cambridgeshire District Council: Cllrs Bard (Chair), Corney, Harford, Kindersley, Nightingale and Shelton, Alternates: Lockwood and Wotherspoon

Date: Wednesday, 13 June 2012
Time: 10.30 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: James Goddard **Direct Dial:** 01223 457015

AGENDA

9.30 AM MEMBER DEVELOPMENT PROGRAMME – CAMBRIDGE FRINGE SITES UPDATE

Please note that Joint Development Control Committee will be undertaking Member development activity in the Committee Rooms from 9:30 am ahead of the committee meeting. The JDC Committee will be held in Committee Rooms as normal at the slightly later start time of 10:30 am.

- 1 ELECTION OF CHAIR AND VICE CHAIR, PLUS NOMINATION OF SPOKES**
- 2 APOLOGIES**

To receive any apologies for absence.

3 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

4 MINUTES (*Pages 1 - 4*)

To confirm the minutes of the meeting held on 16 May 2012 as a correct record. (*Pages 1 - 4*)

5 C/5001/12/CC FAWCETT COUNTY PRIMARY SCHOOL, ALPHA TERRACE, TRUMPINGTON (*Pages 5 - 22*)

Voting Rights of Members and Quorum for This Item/Application:

South Cambridgeshire District Councillors will be unable to vote on the following applications:

- C/5001/12/CC Fawcett County Primary School, Alpha Terrace, Trumpington

The quorum for the Committee comprises 3 members of Cambridge City Council, 3 members of South Cambridgeshire District Council and 2 members of Cambridgeshire County Council.

Speaking at the Committee by Other Members of the Councils

A member of any of the councils who is not a member of the committee or a member of a parish council (in respect of applications relating to sites in their own parish) may speak at a meeting of the committee at the request or with the permission of that committee or of its Chair made or obtained before the meeting. Such request or permission shall specify the matters in respect of which the member shall be permitted to speak.

Information for the Public

QR Codes

(for use with Smart Phones)

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

Public Participation Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak



about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk or on-line:

<http://www.cambridge.gov.uk/public/docs/Having%20your%20say%20at%20meetings.pdf>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general items, enforcement items and tree items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings.

You are invited to complete a feedback form available in the committee room or on-line using the following hyperlink:

<http://www.surveymonkey.com/s/Y9Y6MV8>

Representations on Planning Applications

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for

comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

**Filming,
recording
and
photography**

The Council is committed to being open and transparent in the way it conducts its decision making. Recording is permitted at council meetings which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203.

Fire Alarm

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Facilities for disabled people

Access for people with mobility difficulties is via the Peas Hill entrance.

A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

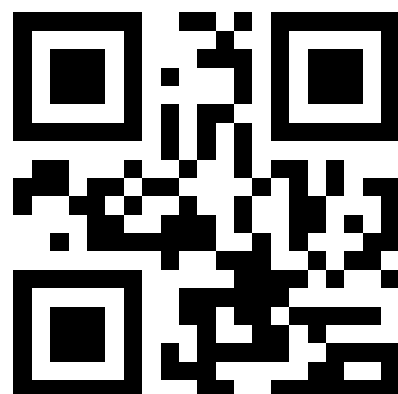
Adapted toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries on reports

If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.



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JOINT DEVELOPMENT CONTROL COMMITTEE: CAMBRIDGE FRINGES

16 May 2012

10.05 - 10.30 am

Present: Councillors Bard (Chair), Nimmo-Smith (Vice-Chair), Blencowe, Smart, Tunnacliffe, Kenney, Orgee, Reynolds, Shepherd, Harford and Wotherspoon

Councillor Kenney joined the meeting during item 12/25/JDCC.

Officers Present:

Sharon Brown (New Neighbourhoods Development Manager – City), Patsy Dell (Head of Planning Services – City), James Goddard (Committee Manager – City) and Glen Richardson (Urban Design & Conservation Manager)

FOR THE INFORMATION OF THE COUNCIL

12/22/JDCC Apologies

Apologies were received from Councillors Nightingale, Pegram and Smith.

Dr Roman Znajek has retired from being a Cambridge City Councillor.

Mrs Heazell has retired from being a South Cambridgeshire Councillor.

12/23/JDCC Declarations of Interest

None.

12/24/JDCC Minutes

The minutes of the 18 April 2012 meeting were approved and signed as a correct record subject to Councillor Smith being listed as an attendee.

12/25/JDCC Design Codes for Strategic Development Sites within the Cambridge Fringe Areas- Informal Guidance Note

The Committee received a report from the Urban Design & Conservation Manager regarding the Design Codes for Strategic Development Sites within the Cambridge Fringe Areas - Informal Guidance Note.

Since August 2007, both Cambridge City Council and South Cambridgeshire District Council have required design codes for the urban extension developments in the City Fringes. It is expected that the new town of Northstowe will be “coded”.

The report outlined provided an overview of the guidance note “Design Codes for Strategic Development Sites within the Cambridge Fringe Areas – Informal Guidance Note”. The guidance note updated a previous briefing note prepared by officers in 2007 (not approved by the Joint Development Control Committee (JDCC) as it had not yet been constituted at the time).

The guidance note would need to be approved separately by the Northstowe Joint Development Control Committee in future.

In response to Members’ questions the Head of Planning Services, New Neighbourhoods Development Manager and Urban Design & Conservation Manager confirmed the following:

- (i) The Design Code document would signpost the input of all contributing authorities (City, County and South Cambridgeshire Councils).
- (ii) The Design Code document would apply to areas of major change around the city and fringe areas. It would not apply to medium or small scale sites.
- (iii) Design codes were required by planning conditions. Conditions could not be discharged if the Design Code document could not be completed, or contained errors.
- (iv) The Design Code document would apply to mixed use sites and residential ones. However, it was primarily focused on residential sites in line with Central Government guidance.
- (v) The Cambridgeshire Quality Panel was an independent body that would become involved in the consultation process as required. This was likely to be mid-process when the Panel could review well developed draft proposals. The Panel would receive officer support

and relevant briefing information in order to come to objective decisions.

- (vi) JDCC Members would be advised of the timetable for applications to be considered through the Forward Plan.

Members approved by 10 votes to 0 (with 1 abstention) to agree the use of the updated document: "Design Codes for Strategic Development Sites with the Cambridge Fringe Areas" as informal guidance for the preparation of future design codes for the Cambridge Fringe site developments.

12/26/JDCC Joint Development Committee - Member Development Programme

The Committee received a report from the New Neighbourhoods Development Manager regarding the Member Development Programme.

The report provided an update on the Joint Development Control Committee (JDCC) Member development programme, following on from the extended programme approved by the JDCC in January 2012, which authorised a number of further sessions to take place up to April 2012.

The overall programme has now been running since August 2011 and a total of eight sessions have taken place. Following discussions with JDCC Members, the report recommends extending the programme on a permanent basis until further notice.

A programme of topics for future sessions up to the end of 2012 was attached in Appendix 1 of the Officer's report. An additional session on Community Infrastructure Levy and renewables could be added to the topic list.

There will be additional opportunities for JDCC Members to take part in wider training programmes that may be organised either jointly by the three partner authorities or through one of the three local authorities on an individual basis.

A site visit of fringe sites was proposed for June 2012. The Committee Manager and New Neighbourhoods Development Manager undertook to confirm possible dates once JDCC membership was confirmed 24 May 2012.

In response to Members' questions the Head of Planning Services and New Neighbourhoods Development Manager said the a session on the Community Infrastructure Levy should be integrated into the programme on 31 October

2012, instead of the Adoption session. This would allow for a wider half day Member session on adoption processes to take place separately, which could be open to all councillors from the JDCC authorities. The adoption process was a key corporate issue for the authorities as it covered all types of adoption such as road and street lighting. Whilst adoption in itself was not technically a responsibility of JDCC, adoption strategy and processes had a significant impact on the planning process, so JDCC could join up issues for the public. For example, encouraging new roads to be put forward for adoption at an early a stage as possible.

Members unanimously approved:

- (i) The roll forward of the Member Development Programme on a permanent basis, until further notice.
- (ii) The schedule of topics for future sessions as set out in Appendix 1 of the Officer's report and as agreed to be amended above.
- (iii) That: (a) changes to topics/scheduling and (b) topics for future sessions post-December 2012 would be agreed via Chair, Vice Chair and Spokes.

The meeting ended at 10.30 am

CHAIR

Agenda Item 5

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: HEAD OF PLANNING SERVICES

Date: 13 June 2012

Application Number	C/5001/12/CC	Agenda Item	
Date Received	4/4/12	Officer	Ann Barnes
Target Date	30/5/12		
Parishes/Wards	Trumpington		
Site	Fawcett County Primary School, Alpha Terrace, Trumpington		
Proposal	Erection of 6 Bay Mobile Classroom and 1 Bay Toilet until end of August 2017, and erection and permanent retention of 30 space cycle shelter		
Applicant	Cambridgeshire County Council		
Recommendation	Approval		
Application Type	Minor	Departure:	No

The above application(s) have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

APPENDIX C: RED LINE SITE BOUNDARY

Committee Report

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1.0 INTRODUCTION

- 1.1 Fawcett Primary School lies in Trumpington, in the south west of Cambridge. To the east of the school is the Clay Farm major development site, and further to its west is the Trumpington Meadows major development site.
- 1.2 A new school, the Trumpington Meadows School, is proposed to accommodate new pupils arising from the major development taking place in Cambridge Southern Fringe. However, due to a delay in obtaining planning approvals for this school and other site issues the start date for building this new school has not yet been confirmed, but it is unlikely to be available for occupation until April 2013.
- 1.3 Pupils who will attend the new Trumpington Meadows School are now on the school roll and in the interim period, prior to the new school being available for occupation, it is proposed to accommodate these children at Fawcett Primary School in mobile classrooms.
- 1.4 As a result of a shortage of school places in the south of Cambridge Fawcett School is to have a permanent extension to increase the schools capacity up to 240 places. Provision has been made for this in the County Councils Capital Programme for the 2013 / 2014 financial year.
- 1.5 When the Trumpington Meadows new school is opened it is proposed to retain the mobile classrooms on site to cater for the forecast rise in pupil numbers in advance of the permanent extension at Fawcett School. During construction works the mobile classrooms may be used to decant children from the main school whilst building works are taking place. Retaining the mobiles on site until August 2017 will also give flexibility should the pace of development and the corresponding increase in pupil numbers be slower than anticipated, resulting in a later start date for providing the extension.

2.0 SITE DESCRIPTION/AREA CONTEXT

- 2.1 The site covers an area of 228 square metres and is a tarmac hard standing which is on the southern part of the Fawcett School site, in Trumpington. It is not used by the school, except on an occasional basis as an overflow car park. The northern

boundary of the site is formed by the main buildings of Fawcett School; the southern boundary is formed by the Cambridge Professional Development Centre (CPD Centre). To the west is the schools car park, and beyond that residential development (the closest residential property is 70 metres fronting Alpha Terrace). The eastern boundary is hedged and fenced, beyond which lies the school playing field. The site is not currently accessible to school pupils.

- 2.2 The site does not fall within a Conservation Area, there are no listed buildings nearby, or any trees that are subject to a preservation order. It does not lie in Flood Zone 2 or 3.

3.0 THE PROPOSAL

- 3.1 The planning application seeks approval for the erection of 6 Bay Mobile Classroom and 1 Bay Toilet until end of August 2017, and erection and permanent retention of 30 space cycle shelter

- 3.2 The application is accompanied by the following documents:

- Application Form
- Planning Statement
- Local Authority Development Letter
- Transport Statement
- Design and Access Statement
- Existing Travel Plan (with a commitment to updating)
- Location Plan
- Mobile Classroom Site Plan
- Mobile Classroom Detail Plan
- Mobile Buildings Nos 616 and 617 Proposed Plan (showing internal details)
- Mobile Buildings Nos 616 and 617 Proposed Elevations Plan
- Drainage Plan
- Parrs Odoni Cycle Shelter Brochure Details

The Mobile Classrooms

- 3.3 The mobile classroom that is proposed for Fawcett School was manufactured in 2007 in 6 modular units, each approximately 8.6 m long and between 2.4 and 3 metres wide. The classroom does not have integral toilet facilities, so these would be provided by a separate toilet block, also manufactured in 2007. The two buildings would be located close together so they could

share a level platform between their entrance doors, and have both ramped and step access from the ground level.

- 3.4 The mobile classroom building will provide a shared entrance lobby / cloakroom area with two full time classroom spaces of approximately 60 square metres, each with their own small store. Total floor space is 146 square metres. The separate toilet block will provide a shared entrance with two toilets, one intended for girls and one for boys. The toilet building provides approximately 16 square meters of floor space.

Location & Fencing

- 3.5 The proposed location of the mobile classroom on the school site has been determined taking into account practicalities relating to the delivery of the buildings; circulation around the buildings; the relationship with school pitches; security; connection to utilities; and Building Regulations. The proposed location meets these criteria and has been approved by the school Governors and Local Education Authority.
- 3.6 The proposed location is in between the existing school buildings and the buildings of the CPD Centre. As the area is currently outside the area used by school children it is proposed to erect safeguarding fencing between the mobile classroom and the CPD centre, and the mobile classrooms and the existing Fawcett School buildings. The fencing will be 2 metre high propriety fencing with steel posts and mesh panels with a green plastic coated finish.
- 3.7 Other than the fencing described above there are no further landscaping proposals. The site will be returned to its original tarmac surface once the mobile classrooms are removed.

Cycle Shelter

- 3.8 It is proposed to provide a new covered cycle shelter. The Parrs Odini cycle shelter has a base unit that is 4 metres wide by 2.2 metres deep with 2 extension modules each 4 metres wide, providing a total of 30 cycle spaces. It will be located close to the existing cycle shelters and will back on to an existing beech hedge at the edge of the playground. It is easily accessible from the entrance of the school. The cycle shelter will be retained as it will be necessary to serve the proposed extension to the school.

4.0 RELEVANT SITE HISTORY

Reference	Description	A/C, REF, W/D
C/70/0177	Erection of one mobile temporary classroom	A/C
C/75/0255	Erection of temporary classroom (superseding application C/70/0177)	A/C
C/89/0504	Refurbishment and extension to provide new primary school and education development centre, with associated offices	A/C
C/90/0066	Changing rooms, toilet accommodation to enhance community facilities for use within existing swimming pool, playing field and adjacent dining hall	A/C
C/94/0861	Additional dining hall accommodation and provision of new changing room and toilet facilities	A/C

5.0 PUBLICITY

5.1	Advertisement:	No	
	Adjoining Owners:		Yes
	Site Notices Displayed:	Yes	

This minor application has been subject to the relevant level of consultation.

6.0 POLICY

Government and Regional Guidance and Advice
See Appendix A

Local Plan Policies

See Appendix B

7.0 EXTERNAL AND INTERNAL CONSULTATIONS

7.1 Internal and external consultation were undertaken, there were only three responses which are addressed below.

Highway Development Control

7.2 The County Councils Highway Development Control officer raised an initial objection to the planning application. Footpath number 116 runs down the southern boundary of the CPD Centre, and enters the CPD site through the main entrance before continuing round to Fawcett School. With growth planned in the Clay Farm area he was concerned that the proposed development would result in additional trips through and across the CPD Centre, in an area where there is already conflict between pedestrian, cyclist and vehicles. An objection was raised pending the applicant providing proposals to manage this conflict.

7.3 Further discussion has clarified that the objection raised by Highways Development Control can be addressed if two child crossing signs were placed either side of the gate at the entry to the CPD Centre, and two further signs placed 5 metres inside the facility (to be viewed by traffic leaving the Centre). An area on the ground between the signs would also need to be hatched to warn of the conflict area. The applicant has agreed that these measures are acceptable, and has submitted a scheme which reflects these requirements. Highways Development Control and the County Councils Rights of Way Manager have indicated support for the scheme. Subject to a planning condition being imposed to ensure delivery of the scheme the objection is withdrawn.

7.4 Highways Development Control has also requested a number of additional planning conditions be attached in the interests of highway safety. These relate to keeping the manoeuvring area free of obstruction, and the requirement for a site management plan for the construction phase.

Cambridge City Council

7.5 The City Council has advised that the proposals are considered acceptable to provide temporary accommodation until the planned school for Trumpington Meadows and future

permanent expansion of Fawcett School are forthcoming. It concluded that the proposals are in accordance with relevant planning policy and therefore no objections have been raised.

Access Officer

- 7.6 The County Councils Access Officer has not raised any objection but has advised that it might be appropriate for the two Part M toilets to be modified in order to size them appropriately for the intended users i.e. by children. This matter can be addressed through Building Regulation procedures.

8.0 NEIGHBOUR REPRESENTATIONS

- 8.1 Immediate local properties were notified of the planning application, no responses have been received.

9.0 ASSESSMENT

- 9.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

- Principle of Development
- Visual Impact
- Open Space and Recreation
- Education and Community Facilities
- Transport Impacts
- Other Issues
- Conclusion
- Recommendation

Principle of Development

- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 9.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions

and at its heart is a presumption in favour of sustainable development. It states that:

- Proposed development that accords with the development plan should be approved without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
- Proposed develop that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

9.4 The NPPF (paragraph 72) states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It advises local planning authorities to take a proactive, positive and collaborative approach to meeting this requirement, and that they should give great weight to the need to create, expand or alter schools.

9.5 The East of England Plan, which currently remains part of the Development Plan, does not offer specific guidance on mobile classrooms. However, it does direct that local development documents should provide sites for identified need for skills training and education.

Visual Impact

9.6 The relevant policies of the Cambridge Local Plan are 3/2 and 3/4 which requires development to respond to context and respect its surroundings.

9.7 The mobile classroom and toilets are single storey and are commensurate in scale with the existing school buildings which are generally single storey with a pitched roof. Both mobile buildings are manufactured from similar materials and will share the same external finishes and colours (light green external walls; green mineral surfaced roof; white PVC-U windows and doors). The mobile buildings will be located between two existing buildings i.e. the CPD Centre and the school.

- 9.8 The properties which will overlook the mobile classrooms are 96 Alpha Terrace (which has a side window on the first floor), and is approximately 70 metres away; and properties in Ely Place approximately 80 metres away. However, the view from all these properties towards the mobiles is broken by planting, a mix of hedges and trees.
- 9.9 Any potential view from the new Clay Farm development will be obscured by well established trees and hedgerows, and then there is the intervening school playing field, and a further small fence and hedge. It is concluded that the visual impact of the proposal will be minimal.

Open Space

- 9.10 The relevant policy of the Cambridge Local Plan is 4/2 Open Space which designates the playing fields that bound the east side of Fawcett School as Open Space. The policy states that anything harmful to the character of, or lead to the loss of open space will not be permitted.
- 9.11 The proposal will not result in any loss of open space. As noted above the visual impact of the proposal will be minimal, and it is not considered that it would harm the character of the open space.

Education Facilities & Community Facilities

- 9.12 The relevant policies of the Cambridge Local Plan are 5/11 which states Cambridge City Council's commitment to protecting community facilities, including schools, and encourages proposals to develop or extend existing community facilities. It recognises that the need for schools varies over time and across the City.
- 9.13 The proposed development will not be used for community facility activities, but will assist in meeting the educational needs of the immediate area.

Transport Impacts

- 9.14 The relevant policies of the Cambridge Local Plan are 8/2, 8/4, 8/5, 8/6 which address Transport Impact, Walking and Cycling Accessibility, Pedestrian and Cycle Network, and Cycle Parking.

- 9.15 The application is accompanied by a Transport Statement. The main access to the School for vehicles, cycles and pedestrians is off Alpha Terrace. This provides access to the main car park (24 spaces) with access to a second overflow car park where there are two disabled parking bays. In addition there is a public footpath which runs through the CPD Centre on to the School site and which can be used by pedestrians and cyclists.
- 9.16 The majority of the pupils live within one mile of the school and this is reflected in the travel mode figures which show that 25% of pupils walk to school; 60% cycle and 1% bus. The remaining 14% arrive by car.
- 9.17 It is anticipated that the addition of two mobile classrooms could lead to an additional 21 vehicular movements in the morning and afternoon school peak periods (including those of the 3 new staff). This would have a minimal effect on the highway network. There are no proposals to change the on site car parking arrangements which can accommodate the new staff and still remain compliant with the Cambridge Local Plan car parking standards.
- 9.18 An additional permanent 30 cycle parking spaces will be provided which will meet anticipated future demand and comply with Cambridge City Councils cycle standards.
- 9.19 Fawcett School has a Travel Plan in place which sets out targets, actions and initiatives that the School hopes to achieve. The School has confirmed that it will carry out a full survey of staff and pupil travel once it has the full complement of pupils at the start of the 2012 / 2013 year when the mobile classroom would be in place. The results will then be analysed to identify any changes to the targets and measures which will be used to encourage walking and cycling. This will enable the Travel Plan to be updated.

10.0 CONCLUSION

- 10.1 The proposed mobile classrooms and toilets are needed in the short term to accommodate the school children who will in due course attend the new Trumpington Meadows School; and in the medium term to cater for the forecast rise in pupil numbers pending the permanent extension of Fawcett School.
- 10.2 In summary, the proposal is in accordance with national planning guidance and the Development Plan, including local parking and cycle standards. The scale and nature of the mobile classrooms are not out of context with their setting, and visual impact will be minimal. No local objections have been raised by neighbours, and the safety concerns raised by the County Councils Highways Development Control service can be satisfied through a relevant scheme and planning condition. It is concluded that there are no outstanding land use planning reasons which have not been satisfactorily addressed, and it is therefore recommended that this planning application be approved.

11.0 RECOMMENDATION

APPROVE subject to the following conditions:

12.0 PROPOSED CONDITIONS

This development has been approved subject to conditions because subject to those requirements it is considered to generally conform to the Development Plan.

Condition 1.

The development hereby permitted shall not commence except in accordance with the details set out in the submitted application form, supporting statement, design and access statement, and associated documents (as amended by the conditions on this decision notice), and the following drawings:

- Site Location Plan, numbered Mc327-LP-001, dated Dec 2011
- Mobile Buildings Nos 616 and 617 Proposed Elevations Plan, numbered Mc616-7pe-02-000, dated Jan 2012
- Mobile Buildings Nos 616 and 617 Proposed Plan, numbered Mc616-7pp-02-000, dated Jan 12

- Mobile Classroom Detail Plan, numbered Mc327-DP-000, dated Dec 12
- Mobile Classroom Part Site Plan, numbered Mc327-SP-001, dated Dec 11
- Drainage Drawing, unnumbered, received (date stamped by Cambridgeshire County Council) 30 March 2012

Condition 2.

Prior to occupation of the mobile classroom the Signage and Road Marking Scheme (dated 22 May 2012 and inclusive of drawing Mc327-LP-001 Location Plan Updated) for the entrance of the Cambridge CPD centre shall be implemented

Reason: In the interest of vehicular, pedestrian and cyclist safety, and in accordance with policy 8/5 of the Cambridge Local Plan

Condition 3.

The manoeuvring area must be provided (as shown on drawing Mc327-SP-001), and retained free of obstruction

Reason: In the interests of highway safety

Condition 4.

An updated Travel Plan for Fawcett School must be submitted to, and approved in writing by the County Planning Authority by the end of January 2013. Proposals within the updated Travel Plan must be implemented in full.

Reason: To address the increased number of children attending the school and to encourage sustainable travel to and from the school in accordance with policies 8/3 and 8/4 of the Cambridge Local Plan

Condition 5.

The 1 x 6 bay mobile building and 1 x bay toilet building hereby approved shall be removed from the site along with associated infrastructure and the land restored to its former condition by 31 August 2017

Reason: the mobile buildings by virtue of its appearance and temporary construction is inappropriate for permanent retention in accordance with policy 3/4 of the Cambridge City Local Plan (2006)

Informatives

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

The developer should contact the Highway Authority, or it's Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the Developer; and an informative to the effect that the Developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connexion; and an informative to the effect that no window nor door will be allowed to open over a highway, and no foundation nor footing for the structure will be allowed to encroach under the Public Highway

APPENDIX A: GOVERNMENT AND REGIONAL GUIDANCE AND ADVICE

National

National Planning Policy Framework March 2012
Circular 11/95 – The Use of Conditions in Planning Permissions

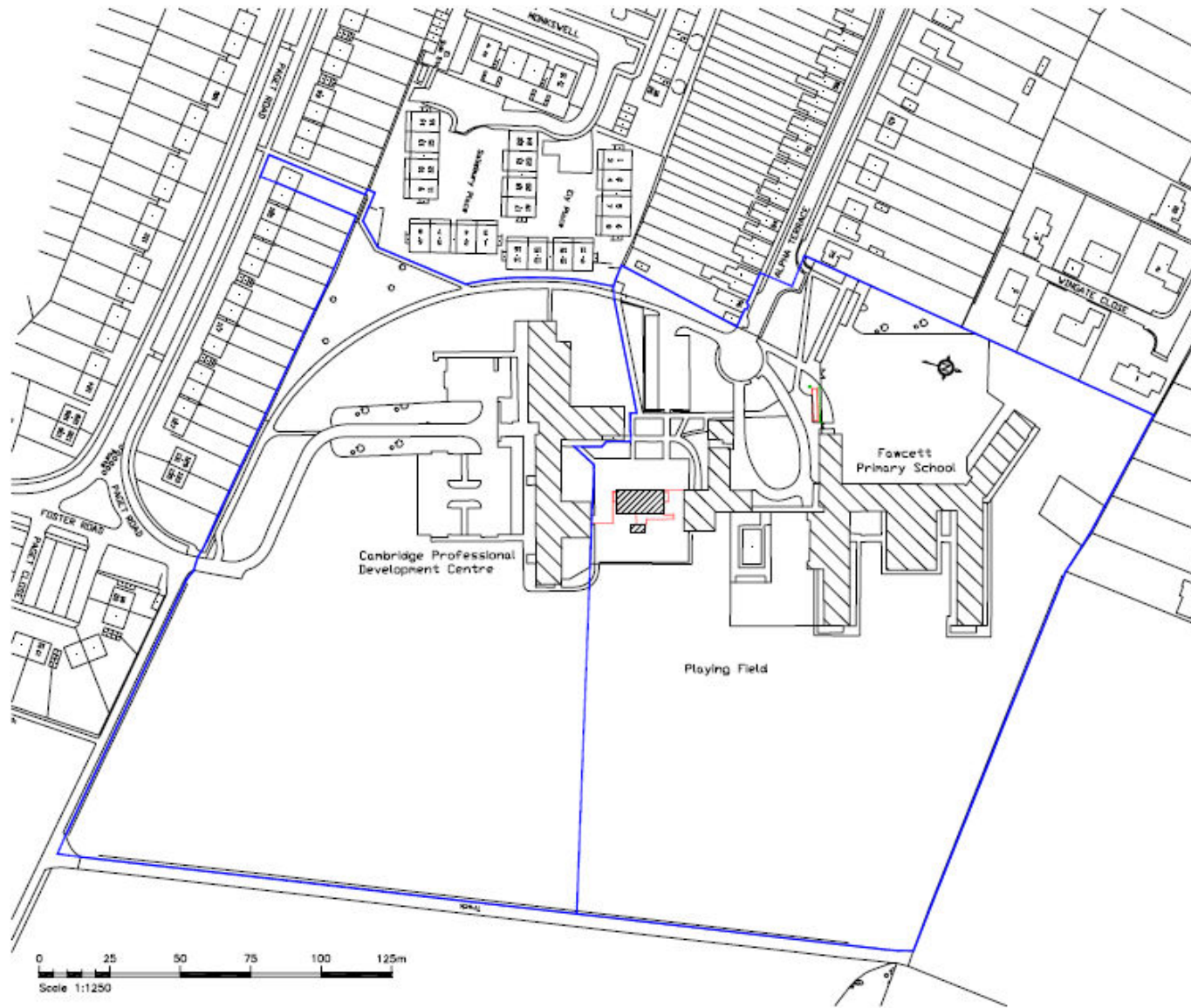
Regional

East of England Plan May 2008

APPENDIX B: CAMBRIDGE LOCAL PLAN (2006) POLICIES

3/1	Sustainable Development
3/2	Setting of the City
3/3	Safeguarding Environmental Character
3/4	Responding to Context
3/6	Ensuring Co-ordinated Development
4/2	Protection of Open Space
5/11	Community Facilities – Protection of Existing
Facilities	
8/2	Transport impact
8/3	Mitigating Measures
8/4	Walking and Cycling Accessibility
8/5	Pedestrian and Cycle Network
8/6	Cycle Parking
9/1	Further Policy/Guidance for the Development of Areas of Major Change

APPENDIX C: RED LINE SITE BOUNDARY



This drawing is supplied as a service by Capita Symonds Ltd. and is for use on the site only. It is not to be used for any other purpose.

Capita Symonds Ltd. is not responsible for any errors or omissions in this drawing. The client is responsible for ensuring that the information provided is accurate and up-to-date.

Other order work elements, where indicated, have been included from the original drawings and are not to be used for any other purpose.

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Registered in England No. 02048898

Rev/Description	By	Checked	Approved	Date
Purpose of Issue				Status

Client
Cambridgeshire County Council
Children and Young People's
Services
Education Capital

Project
Fawcett Primary School
Trumpington Cambridge

Scale	Drawn	Checked	Approved
1/1250	DMC		

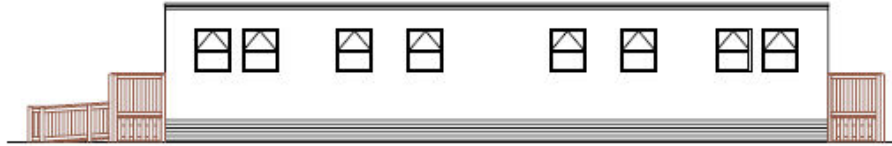
Project No. CS/024031
Date Dec '11

Drawing Identifier: 001100001/Draw/Context/
order ref zone level sheet number width
Mc327-LP-001

APPENDIX D: ELEVATIONS



Front (East) Elevation



Rear (West) Elevation



LH End (South) Elevation



RH End (North) Elevation



This drawing is created and owned by Capita Symonds Ltd. and is for use on the project only. It is not to be used for any other purpose.

DO NOT SCALE this drawing or use in a different drawing. Contractors must check all dimensions from this.

All other order room elements, where indicated, have been derived from the complete design and reference should be made to the full set of drawings for exact dimensions, the location of components.

Dimensions and / or materials shall be checked, reviewed and approved prior to construction. Changes to the drawings must be approved by the architect for all details before proceeding.

All work is to be carried out in accordance with the applicable standards and Codes of Practice unless specifically stated otherwise in the drawings.

Responsibility for the responsibility of this drawing is given to the client. It is the client's responsibility to check the drawings for accuracy and to ensure that the drawings are used in accordance with the contract. The client is responsible for any errors or omissions in the drawings. The client is responsible for any errors or omissions in the drawings. The client is responsible for any errors or omissions in the drawings.

This drawing is based on the information provided and is not a guarantee of performance. The client is responsible for any errors or omissions in the drawings. The client is responsible for any errors or omissions in the drawings. The client is responsible for any errors or omissions in the drawings.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction Health and Management documents where available.

It is assumed that all work on this drawing will be carried out by a competent contractor, working under appropriate and approved health and safety.

Rev/Description	By	Checked	Approved	Date
Purpose of Issue				Status

Client
Cambridgeshire County Council
Children and Young People's
Services
Infrastructure Buildings and Capital

Project
Fawcett Primary School
Trumpington

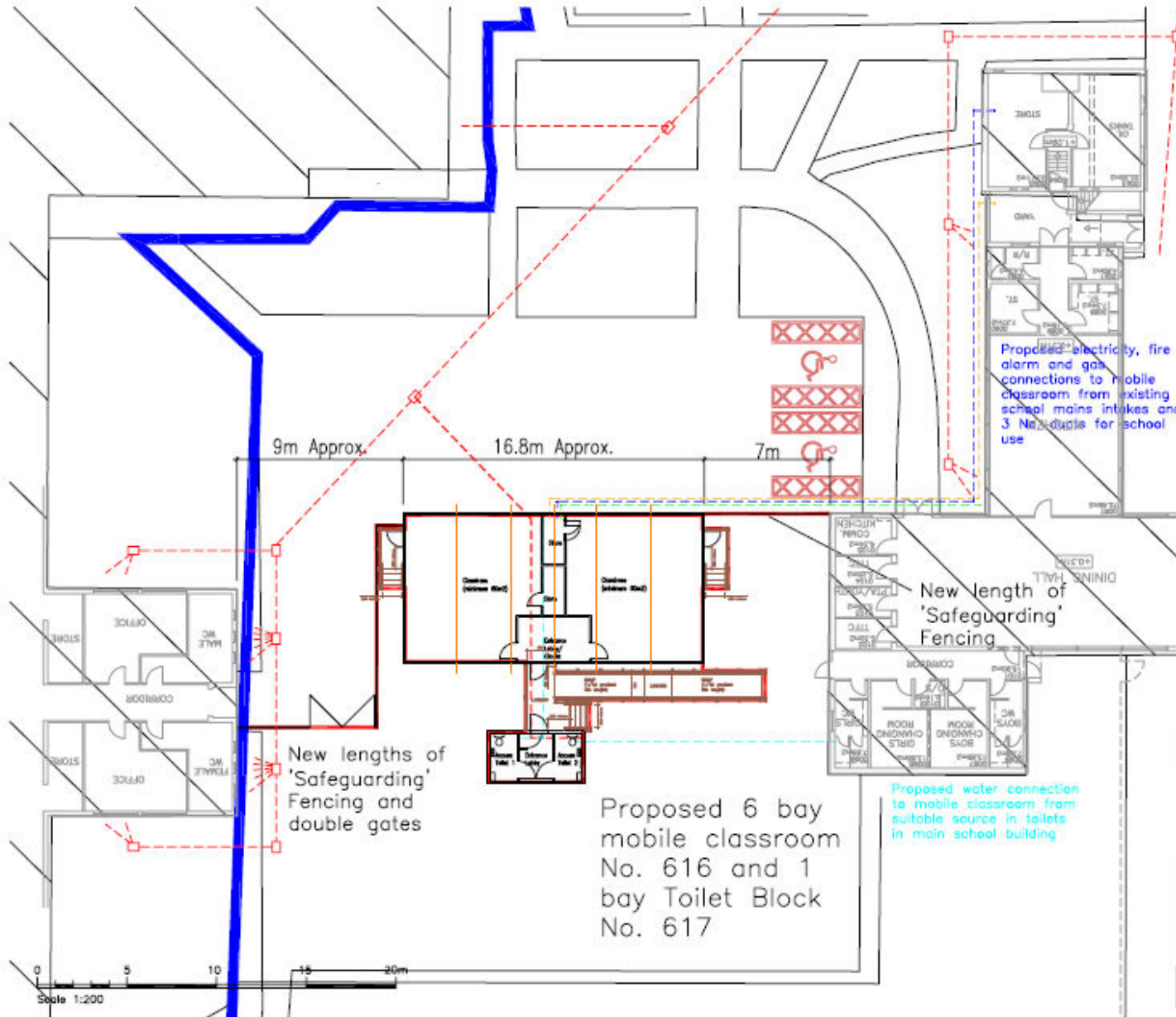
Drawing
Mobile Buildings Nos. 616 and
617 - Proposed Elevations

Scale @ A3	Drawn	Checked	Approved
1/100	DMC		
Project No.	Date		
CS/024031	Jan'12		
Drawing Number	DW/1000/000/000/000		
0001	Mc616-7pe-02-000		

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APPENDIX E: DETAILED PLAN



This drawing is prepared and issued by Capita Symonds Ltd. and is for use on the site only unless otherwise stated.

DO NOT SCALE this drawing unless otherwise expressly stated. Contractors must check dimensions from this drawing.

All other notes on drawings, unless indicated, have been prepared from the information available and reference should be made to the relevant specification drawings for construction details and type of materials.

Dimensions and/or quantities shown on this drawing, however, do not constitute a contract and are subject to change without notice.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless otherwise stated.

Responsibility for the completion of this drawing is given to the client. It is the client's responsibility to check that all information has been submitted to it and to ensure that it is correct when compared to the relevant specification drawings, contract documents and any other drawings or documents. Please refer to the specifications and/or contract documents for further information.

This drawing is issued for the purpose of providing information and is not intended to constitute a contract. Further copies and alterations will be made in accordance with the contract documents under the contract. This drawing is not to be used for any other purpose without the written consent of the contractor.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant construction design and management documentation and contracts.

It is assumed that all works on this drawing will be carried out by a competent contractor working under appropriate supervision.

Contractors should refer to the relevant specification drawings, contract documents and any other drawings or documents for further information. Please refer to the specifications and/or contract documents for further information.

Rev/Description	By	Checked	Approved	Date
Purpose of Issue				Status

Client
Cambridgeshire County Council
Children and Young People's Services
Education Capital

Project
Fawcett Primary School
Trumpington Cambridge

Drawing
Mobile Classroom Detail Plan

Scale @ A3	Drawn	Checked	Approved
1/200	DMC		
Project No.	Date		
CS/024031	Dec'11		
Drawing Number	Drawing Code		
Mc327-DP-000			

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