

Application Number	11/0818/REM	Agenda Item	
Date Received	12th July 2011	Officer	Mr Tony Collins
Target Date	6th September 2011		
Ward	Trumpington		
Site	Land Adjacent Rutherford Road Long Road Cambridge Cambridgeshire		
Proposal	Erection of Sports Pavilion, machinery store and car park.		
Applicant	C/o Mr. Guy Kaddish Bidwells Bidwell House Trumpington Road Cambridge CB2 9LD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The design and scale of the building proposed are appropriate to the context.</p> <p>The quantum and layout of car parking space is acceptable.</p> <p>The submission does not raise any issues of highway safety.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an area of former agricultural land which has an area of approximately 0.82 hectares and is located on the northern side of Long Road just to the west of the guided busway. The Kings Lynn to London railway line lies further east. To the west of the site is Hobson's Brook and beyond that, further to the west, are the detached properties of Long Road and Rutherford Road. To the south on the opposite of Long Road, are more open fields.

1.2 The site is wholly within the Green Belt. Part of the western edge of the site is within the flood zone.

1.3 There is an area tree preservation order protecting all the trees along the frontage of Long Road to the south of the site. However, this area lies outside the boundary of the application site.

2.0 THE PROPOSAL

2.1 This reserved matters submission seeks approval for the detailed design and layout of the pavilion, entrance drive, car parking area, and associated landscaping in pursuance of the outline permission granted for the pavilion and associated facilities in 2008 (08/0847/OUT). That application was granted permission at the same time as an accompanying application to change the use of the field from agricultural use to playing field.

2.2 The proposed pavilion would be located midway along the southern edge of the playing field, in the centre of the application site 28m north of Long Road, 70m west of the guided busway, and 95m east of Hobson's Brook. It would measure 49m in length, and 13.5m in width. The two wings which form the major part of the building would have a flat roof 3m above ground; the small central section would have a monopitch roof rising to 5.2m at its upper edge.

2.3 The application is accompanied by a Design and Access Statement

2.4 Amended plans have been received which show the deletion of the tensile fabric roof included over the central section in the original application. The plans also include revisions to the landscaping proposals.

3.0 SITE HISTORY

3.1

Reference	Description	Outcome
97/0919/FP	Change of use of land from agriculture to a playing field.	Approved with conditions
97/0920/FP	Erection of a sports pavilion, machinery store and car park	Approved with

	(outline).	conditions
02/1346/VC	Extension of time for a further five years for implementation of 97/0919	Approved with conditions
02/1347/VC	Extension of time for a further five years for implementation of 97/0920	Approved with conditions
08/0873/FUL	Change of use of agricultural land to playing field.	Approved with conditions
08/0874/OUT	Erection of a sports pavilion, machinery store and car park.	Approved with conditions

3.2 The decision notice for the outline permission 08/0874/OUT is attached to this report as Appendix B.

3.3 The application site for this application and the outline permission 08/0874 is only a small part at the south end of the application site for the permission to change use 08/0873.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV7

Cambridge Local Plan 2006	3/1 3/2 3/3 3/4 3/7 3/9 3/11 3/12
	4/1 4/2 4/3 4/4 4/6 4/8 4/13 4/15
	8/6 8/8 8/10 8/18

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012
Supplementary Planning Documents	Sustainable Design and Construction
Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u></p> <p>Arboricultural Strategy</p> <p>Biodiversity Checklist</p> <p>Cambridge Landscape and Character Assessment</p> <p>Cambridge City Nature Conservation Strategy</p> <p>Criteria for the Designation of Wildlife Sites</p> <p>Cambridge City Wildlife Sites Register</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p>

	<p>Open Space and Recreation Strategy</p> <p>Green Infrastructure Strategy for the Cambridgeshire Sub-Region</p> <p>Cambridge Walking and Cycling Strategy</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No significant adverse effect on the public highway should result from this proposal.

Cambridgeshire Guided Bus

- 6.2 Proposed driveway is a strategic access point to the busway. Condition required on driveway construction.

Head of Environmental Services

- 6.3 No objection. Informative recommended regarding licensing implications.

Urban Design and Conservation Team

First advice (23.03.2012)

- 6.4 Overall form of building and materials are acceptable, but proposed tensile fabric roof structure is not. It would sit uncomfortably with the rest of the pavilion, and is at odds with the design intention of making the building blend in with the landscape. It should be deleted. A canopy could be extended to cover the spectator terrace and frame the proposed main entrance; this would create identity and distinctiveness in a more restrained way.

Second advice, following amendments (23.04.2012)

- 6.5 Revised pavilion design is supported.

Third advice, following formal submission of amendments (18.10.2012)

- 6.6 Now a simple and sensitive design, which has the potential to work well in the context. Detail of materials and finishes will be important. Supported.

Head of Streets and Open Spaces (Tree Team)

- 6.7 No objection. Tree protection condition sought.

Head of Streets and Open Spaces (Landscape Team)

First advice (22.08.2011)

- 6.8 Concerns: natural materials without high-tensile roof would enable building to be better absorbed into the existing landscape. Needs biodiversity enhancement along brook. Car parks need screening with hedge. Would welcome more neutral grassland around edge of site and between pitches.

Second advice, following amendments (23.04.2012)

- 6.9 Revised pavilion design is supported.

Third advice, following formal submission of amendments (24.10.2012)

- 6.10 Generally supported. Appropriateness of fence questioned. Conditions sought on landscaping details, maintenance, and management plan.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.11 Concern that surface water and foul drainage have been neglected in the application. Watercourse at north of site is essential to land drainage. Position of fence shown may impair maintenance. North part of site is in flood zones 2 and 3; fencing and landscaping need to reflect this.

Head of Streets and Open Spaces (Nature Conservation Officer)

Original comments (11.08.2011)

- 6.12 Design and access statement makes no reference to the green corridor following Hobson's Brook. Recommend that a condition is added to require bat surveys before any lighting is added. No biodiversity enhancements proposed. Sedum roof supported but may be too shaded to be successfully established. Some concerns about species proposed for tree and shrub planting. Recommend inclusion of planting of black poplars, increasing light to the brook through management of existing vegetation, and more naturalistic neutral grassland around playing pitches.

Second advice, following amendments (22.10.2012)

- 6.13 Footpath realignment, grassland creation and native hedgerow are welcomed. Need for 2.4m high security fence questioned. If required, it should be on sports field side of the hedge. Hedge should be kept at 2m height. Species selection questioned. Additional information sought with respect to: establishment of long grass, management plan, floodlighting and drainage proposals.

Cambridgeshire County Council (Archaeology)

- 6.14 Archaeology condition on outline approval not yet discharged.

Cambridgeshire County Council (Rights of Way / Access Team)

- 6.15 No objection. However, Cambridge Public Footpath 42 runs along the western edge of the site, and the 'walked line' of the footpath differs significantly from the legal line. A wire mesh security fence is proposed on this boundary, which would enclose the walked line of the footpath. Condition required to ensure 2m wide path with surface suitable for footpath users is available between the boundary fence and the bank of Hobson's Brook. Informatives on public footpath law also requested.

Cambridgeshire County Council (Guided Bus Team)

First advice (23rd August 2011)

- 6.16 Concern registered. Condition sought on design and construction methodology of access route to busway

Further advice (30th January 2012)

- 6.17 Discussions have taken place with applicants' agents. Minor changes required to make the arrangements shown on plan acceptable. Without these, objection remains.

Access Officer

- 6.18 Wheelchair-accessible toilet/shower room would be preferable to toilet only. Should be flat routes of gentle gradient for spectators using wheelchairs. Steps should be avoided. Toilet doors should open outwards. All facilities should have colour contrast, and the bar should have a dropped-height section and hearing loop.

- 6.19 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 Councillor Blackhurst has commented on this application. He seeks clarification of whether the proposal is in compliance with policies 6/2 and 3/9 of the Cambridge Local Plan 2006. He also requests that it be determined by committee in the event of a recommendation of approval. His comments are attached to this report as Appendix A.

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

5 Rutherford Road
55 Barrow Road

- 7.3 The representations can be summarised as follows:

sports fields too close to Hobson's Brook

- bat survey required
- threat of road traffic collisions on Long Road because of cars and coaches using the proposed entrance
- tree screen along Hobson's brook should be maintained

7.4 Trumpington Residents Association have made representations as follows:

- density of pitches is excessive, placing unacceptable pressures on the margins of the site
- variety of pitches will result in intensive use all year round, leading to disruption for neighbours and traffic congestion
- scale of pavilion is excessive
- scale of car parking is excessive
- provision of coach parking is worrying
- insufficient cycle parking
- travel plan not provided
- southern fence, access road and pavilion will be to the detriment of users of the busway path
- harmful impact on wildlife

7.5 Cambridge Group of the Ramblers' Association have made representations as follows:

- security fence inappropriate; hedges should be used
- footway and cycle access to busway path is not wide enough
- Footpath 42 is not a cycle path
- sufficient width to maintain an unimpeded route for Footpath 42 to the east of the existing tree belt must be established before the erection of fencing
- all footpaths and cycle paths must remain open during development
- design of kerbs at the junction and along the driveway are unacceptable
- splays on the roadway entrance are too wide
- permissive path should be provided at the north end of the site

7.6 The Trustees of the Hobson's Conduit Trust have made representations as follows:

- no objection to the building
- excessive number of pitches

- corridor on western side needs to be wider, avoiding disturbance to the footpath and tree screen.
- Concern about pesticide leaking into the brook
- Concern about hard surfaces increasing the risk of flooding
- Consider birch planting to be inappropriate; planting of at least some black poplar urged

7.7 Cambridge Past Present and Future have made representations as follows:

- joint entrance is confusing
- access footway should be combined with footpath/cycleway leading to the busway route
- access footway poorly sited relative to car parking spaces
- position of permitted spectator areas unclear
- cycle parking inadequate
- car parking space excessive
- no tree felling on Long Road should be permitted in order to improve sightlines
- measures to prevent rogue car parking are inadequate
- landscape plan is incomplete; more climbers required on boundary fence
- green roof must be retained
- proposed tensile canopy must incorporate self-cleaning
- hours of opening unclear
- insufficient signage

7.8 The above representations are a summary of the comments that have been received. Full details of the representations 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. Context of site, design and external spaces
3. Drainage issues
4. Wildlife issues
5. Disabled access
6. Residential amenity

7. Refuse arrangements
8. Highway safety
9. Access to the Guided Busway
10. Car and cycle parking
11. Third party representations

Principle of Development

- 8.2 The principle of development has been established via the change of use permission 08/0873/FUL and the outline permission 08/0874/OUT. I am satisfied that the building, car parking, and landscaping set out in this reserved matters submission would provide appropriate facilities for outdoor sport without detracting from the openness of the Green Belt, and is fully in accordance with paragraph 89 of the NPPF.
- 8.3 Representations have sought clarification on whether this proposal is in accordance with policies 3/9 and 6/2 of the Cambridge Local Plan (2006). Policy 3/9 relates to watercourses. The principle of this use has been established by 08/0873/FUL and 08/0874/OUT. The only element of this submission which has any bearing on policy 3/9 is the boundary fence, which I address below.
- 8.4 Policy 6/2 deals with the provision of new leisure facilities. The principle of sports ground use here has been established by 08/0873/FUL, and the principle of a pavilion by 08/0874/OUT. Policy 6/2 is not relevant to this submission of reserved matters.

Context of site, design and external spaces

- 8.5 I shared the reservations of the landscape and urban design teams about the tensile fabric roof in the original design. Following the submission of amended drawings without this roof, I consider that the proposed building would achieve the aim of blending into its surroundings. I am of the view that subject to conditions to control the exact details of landscaping, the associated roadway, footway, cycle path, parking spaces, and turning circle will also respond to the sensitive nature of this context in an appropriate manner. I remain uncertain as to whether sufficient measures are included to prevent rogue parking on the grass areas of the field, and I share the continuing concerns of the landscape team with respect to

fence styles and heights. These matters, in my view, require a condition.

- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/2, 3/4, 3/7, 3/11, and 3/12.

Drainage issues

- 8.7 The issues raised about drainage in representations and by the Sustainable Drainage Officer and the Nature Conservation Officer relate to the use of the field and to the boundary treatment on the east and north sides. These matters are not the subject of this submission.

Wildlife issues

- 8.8 The issues raised about wildlife and tree planting in representations, and about bats, the hedge species, the eastern and northern boundaries of the site, the establishment of long grass, the maintenance of grassland and pitches, and the planting of birches at the north end of the field by the Nature Conservation Officer, all relate to land outside the site boundary for this application.

Disabled access

- 8.9 The Design and Access statement provides very limited information on access. The drawings suggest that steps feature in the entrances to the building from the playing field side, although probably not from the car park side. I am not completely satisfied that the application meets the requirements of policy 3/7, but there is ample space around the building to resolve any difficulties of differing levels, which would in any case be very slight. I am of the view that a condition requiring clearer detail of the entrances to the building would be sufficient to ensure that the building complies with this policy
- 8.10 In my opinion conditions are sufficient to ensure the proposal is compliant in respect of disabled access with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The proposed building is more than 100m from the nearest dwelling (71 Long Road). I do not consider that there would be any impact on neighbour amenity. The principle of the pavilion and the position of the access drive have already been agreed under the outline permission, and I do not consider that the details submitted here have any different implications for residential amenity. I recognize that residents on the west side of Hobson's Brook have concerns about protection of the tree belt around the brook, but these concerns are almost entirely about trees which lie outside this application site.
- 8.12 I concur with the advice of the environmental health team that conditions are necessary to protect neighbours from the possible impact of lighting on the site and the noise from extract fans in the changing rooms.
- 8.13 In my opinion, subject to conditions, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.14 No details of waste storage are shown, but the waste generation from this use is not likely to be great. I consider that the issue can be addressed by condition
- 8.15 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The highway authority has made no objection. I do not consider that the proposal for the access point represents any threat to highway safety. I do not consider that the proposed pedestrian and cycle path to the busway is insufficiently wide, nor that the use of a common access point between the busway access and the entrance to the playing fields would be confusing or dangerous.

- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Access to Guided Busway

- 8.18 The Guided Bus team have not been specific about exactly what their reservations about the layout shown are. I recommend a condition to ensure that both the design and construction of the access track to the busway, and its segregation from the sports field, are acceptable.

Car and Cycle Parking

Car Parking

- 8.19 The application proposes 30 car parking spaces, of which 2 are suitable for disabled users. The City Council Standards for car parking spaces are based on full-time staff numbers and total seating, and therefore provide an unsatisfactory basis for calculating the maximum acceptable provision on this site. I do not, however, consider that the total provision made here is excessive

Cycle Parking

- 8.20 The City Council's Cycle Parking Standards for sports and recreational facilities are based on floor areas, and therefore cannot realistically be applied to outdoor facilities (They would, for example, require 168 cycle parking spaces for a single football pitch, which is not reasonable). However, given that two pitches each for rugby, football and hockey are to be provided, which would accommodate 148 players at any one time, and that a large proportion of those using the pitches would probably come from within the city, the proposal for only 20 cycle parking spaces does not seem adequate. There is ample space, however, for additional cycle parking to be provided, and in my view, this is a matter which can be controlled by condition.
- 8.21 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.22 I have addressed the issues of cycle parking and car parking under those headings, and the issues of the design of the roof, and layout of the access road and parking spaces under the heading of design.

8.23 The following issues are not relevant to this application, because they relate to the principle of the use, which has already been determined by the full permission for change of use 08/0873/FUL, and the outline permission 08/0874/OUT.

- closeness of pitches to Hobson's Brook
- absence of travel plan
- provision of permissive path at the north end of the site
- impact of southern fence, access road and pavilion on users of the busway path
- lack of clarity about hours of use
- possibility that hard surfaces increase the risk of flooding
- need for a bat survey
- impact on wildlife
- possible leaking of pesticides into the brook

8.24 The following issues are not relevant to this application because they relate to matters covered by conditions, especially landscaping conditions, attached to 08/0873/FUL or 08/0874/OUT:

- coach parking provision
- retention of an unimpeded route for Footpath 42 between the existing tree belt and fencing
- retention of the tree screen along Hobson's Brook
- density of pitches

8.25 The following issues can be controlled by conditions in as far as they apply to the present application site.

- appearance of the security fence
- tree species in planting

8.26 Four other issues were raised. The position of spectator areas within the playing field as a whole is a matter not subject to planning control. As indicated above, trees on Long Road are protected by TPOs. The keeping open of footpaths and cycle

paths during development is a matter for highway legislation. I do not consider that the level of signage proposed constitutes a reason for refusal of the application.

9.0 CONCLUSION

9.1 I recognize that there are considerable concerns in some quarters about issues connected with the brook, the tree belt, the nature conservation issues associated with these two features, and the route and character of Footpath 42. However, these concerns relate almost entirely to land which lies outside the application site, or matters which lie outside the remit of planning control, or both. The present submission of reserved matters does not have any impact on these issues except inasmuch as it proposes fencing and hedging along the western edge of this application site. I have indicated above that my concerns about this particular feature can be addressed by condition.

9.2 I am of the view that the building and landscaping proposed in this submission are acceptable in their context, and that the details submitted do not pose a threat to highway safety. I recommend approval, subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. Construction of the pavilion building hereby permitted shall not commence until full details of the entrances, demonstrating accessibility for all users, have been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure accessibility for all users. (Cambridge Local Plan 2006 policy 3/7)

2. No use of the pavilion shall commence until full details of the arrangements for the storage and collection of waste and recycling have been submitted to the local planning authority, approved in writing, and installed in accordance with the approved details.

Reason: To ensure appropriate waste storage. (Cambridge Local Plan 2006 policy 3/12)

3. Notwithstanding the details shown on the application drawings, no use of the pavilion shall take place until revised details of cycle storage have been submitted to and approved in writing by, the local planning authority. The approved revised arrangements shall be put in place before use commences, and maintained thereafter.

Reason: To ensure appropriate cycle parking. (Cambridge Local Plan 2006 policies 3/12 and 8/6)

4. Before the development hereby permitted is occupied, 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 neighbouring occupiers. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

5. No use of the pavilion shall commence until details of external lighting have been submitted to, and approved in writing by, the local planning authority. The lighting impact shall be assessed in accordance with The Institute of Lighting Professionals" Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Lighting shall thereafter be installed only in accordance with the approved details.

Reason: To avoid light pollution (Cambridge Local Plan 2006 policy 4/13)

6. Notwithstanding the landscape drawings submitted, use of the pavilion shall not commence until detailed planting plans, written plant specifications, schedule of planting and implementation plan for landscaping have been submitted and approved in writing by the local planning authority. Landscaping shall be carried out in accordance with the approved details.

Reason: To ensure appropriately designed exterior spaces. (Cambridge Local Plan 2006 policy 3/11)

7. The pavilion hereby approved shall not be brought into use until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved by the local planning authority in writing prior to the pavilion being brought into use. The management plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. Notwithstanding the details submitted, hedging and fencing on the western, southern, and eastern boundaries of the sports field shall not be erected until details of a revised design for such hedging and fencing has been submitted to, and approved in writing by, the local planning authority.

Reason: To protect the openness of the Green Belt and the character of the area. (Cambridge Local Plan policies 3/4, 4/1 and 4/2)

10. Notwithstanding the details submitted, the approved pavilion shall not be brought into use until full details (layout plan and cross-section) of the measures to prevent car parking on the field have been submitted to, and approved in writing by, the local planning authority, and the approved details have been implemented. The approved measures shall remain in place thereafter.

Reason: To protect the openness of the Green Belt and the character of the area. (Cambridge Local Plan policies 3/4, 4/1 and 4/2)

11. No development shall take place until full design details and construction methodology for the access road to the guided busway, and details of the segregation of this access from the sports field, have been submitted to and approved in writing by the local planning authority. The access road shall be constructed in accordance with the approved design details and methodology before any use of the pavilion begins.

Reason: To ensure satisfactory access to the Guided Busway.
(Cambridge Local Plan 2006 policy 8/8)

12. To satisfy the condition regarding noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). 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), 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.

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. Noise levels shall be predicted at the boundary having regard to neighbouring residential 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.

Reasons for Approval

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

East of England plan 2008: policies SS1, SS7, T9, T14, ENV2, ENV7, WAT4;

Cambridge Local Plan (2006): policies 3/1, 3/2, 3/3, 3/4, 3/7, 3/9, 3/11, 3/12, 4/1,4/2, 4/3, 4/4, 4/6, 4/8, 4/13, 4/15, 4/16, 6/2, 8/2, 8/5, 8/6, 8/8, 8/10, and 8/18;

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 details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.