

<b>Application Number</b>	14/2070/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	7th January 2015	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	8th April 2015		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	The Perse Upper School Hills Road Cambridge Cambridgeshire CB2 8QF		
<b>Proposal</b>	New purpose built performing arts centre and landscaped courtyard within the grounds of the Perse School. The scheme will accommodate a new 360 seat auditorium, rehearsal room, foyer and ancillary areas as well as 5 new classrooms. The landscaped courtyard will include soft landscaping, an external performance space and a reflection pool.		
<b>Applicant</b>	Mr Gerald Ellison The Perse School Hills Road Cambridge Cambridgeshire CB2 8QF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed building is of an acceptable scale and mass as it would be comparable to the neighbouring buildings on the school site;</li> <li><input type="checkbox"/> The proposed building would not have a significant detrimental impact on the outlook of neighbouring properties; and</li> <li><input type="checkbox"/> The proposal would not result in a material increase in traffic</li> </ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Perse Upper School is accessed off Hills Road from a long driveway and is bounded by residential development on all four sides. To the south of the site are dwellings that front onto Long Road. To the north and west are properties on Sedley Taylor Road, Luard Road and Luard Close.
- 1.2 The site does not fall within a Conservation Area and falls outside the controlled parking zone.
- 1.3 The area of the school site that is the subject of this application is currently in use as an all-weather sports pitch.

## 2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a purpose built Performing Arts Centre, landscaped courtyard and five new classrooms for the Classics department. The Performing Arts Centre would accommodate a 360 seat auditorium, rehearsal room, foyer and ancillary areas.
- 2.2 The southern elevation of the building would be covered in Boston Ivy and the building would include chimneys, which would rise an additional 6m above the parapet of the auditorium roof. The chimneys would be setback approximately 13m from the north (front) elevation and 22m from the south (rear) elevation.
- 2.3 Amended plans have been received, which included the following amendments:
- Reduction in height of the chimneys of 400mm
  - Reduction in height of the single storey element of the building by 400mm

## 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/97/0976	Temporary use of access land adjacent to 19 Long Road for contractors vehicles in connection with the third phase of laboratory extension.	Approved

06/0175/FUL	Erection of new 3 storey classroom block, new 2 storey art and technology block, sports centre extension and science block extension together with associated parking service road extension, landscaping and all weather pitch.	Approved
10/1317/FUL	First floor extension over Sports Hall store and link to rest of first floor.	Approved

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 4/4 4/13 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012  National Planning Policy Framework – Planning Practice Guidance March 2014
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	<p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p>
	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p>

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that are of relevance.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No Transport Statement has been provided in support of this application. Therefore there is no supporting evidence to verify statements made in the Design and Access Statement. A transport Statement is required to assess, amongst other things, the adequacy of the parking provision. Further comments will be reported on the Amendment Sheet.

### **Head of Refuse and Environment**

- 6.2 No objection subject to conditions relating to construction hours, piling, odour filtration, and noise.

### **Urban Design and Conservation Team**

- 6.3 The proposed scheme is supported in design terms subject to conditions relating to materials and boundary treatment.

### **Senior Sustainability Officer (Design and Construction)**

- 6.4 The approach being taken in relation to sustainable design and construction and renewable energy provision is supported.

### **Head of Streets and Open Spaces (Landscape Team)**

- 6.5 Support the scheme but recommend conditions requiring a landscape scheme, landscape maintenance plan and details of boundary treatment.

### **Head of Streets and Open Spaces (Sustainable Drainage Officer)**

- 6.6 The surface water drainage strategy is acceptable. There are still concerns about the capacity of the existing system and this has not been addressed. A condition is recommended requiring further details.

## **Sport England**

- 6.7 Sport England does not wish to raise an objection to this application, nor do we wish to recommend any planning conditions should consent be granted.

## **Cambridgeshire County Council (Archaeology)**

- 6.8 The site lies in an area of high archaeological importance. A condition is recommended requiring a programme of archaeological investigation.
- 6.9 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 The owners/occupiers of the following addresses have made representations:
- 9 Long Road
  - 11 Long Road
  - 13 Long Road

- 7.2 The representations can be summarised as follows:

### Character and context

- The school has expanded rapidly
- Screening required by previous applications has not been provided
- Out of character
- Excavation and building works will damage the existing trees

### Residential amenity

- Noise and disturbance
- The building is too close to neighbouring houses on Long Road
- It will be a year round commercial activity
- It will be used for live music
- Dominance
- Loss of privacy

- The building would create a dark corridor between the building and the boundary with Long Road which would provide cover for burglars
- The service road from Long Road would be used to service the building and transport sets etc which will add to the disturbance
- The chimney stacks will be dominant

#### Traffic and car parking

- Lack of parking
- Increased traffic

#### Other

- Emergency vehicles will have limited access to it

7.3 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. Context of site, design and external spaces
2. Renewable energy and sustainability
3. Public art
4. Residential amenity
5. Refuse arrangements
6. Highway safety and car and cycle parking
7. Third party representations

### **Context of site, design and external spaces**

8.2 The proposed Performing Arts Centre, which would form the southernmost building on the Perse School site would be located between the existing sports hall and classroom blocks adjacent to the southern site boundary. The proposed scheme includes the removal of the existing all-weather pitch and the creation of a new central courtyard which will be enclosed by the proposed Performing Arts Centre (to the south), sports hall (to the west), classroom blocks (to the east) and the science block (to the north).

- 8.3 The proposed Performing Arts Centre comprises of four key elements:
1. The main auditorium which rises to three storeys (approximately 10.2m) and forms the centre rear portion of the building;
  2. The two storey foyer located to the north which includes the double height entrance foyer/reception, exhibition space and rehearsal room;
  3. The single storey classics blocks to the east which is setback from the front north elevation, and;
  4. The single storey back of house element located to the west of the building (includes workshop, dressing rooms and production office), again setback from the front north elevation.

#### Scale and massing

- 8.4 The majority of the building is three storeys in height and steps up from approximately 9.5m (entrance foyer) to 10.2m (main auditorium). The overall height of the Performing Arts Centre forms a similar height to the curved roof of the adjacent sports hall (to the west) and is approximately 2.9m below the roof ridge of the classroom block (to the east).
- 8.5 Two large chimneys are located on the north side of the building between the auditorium and the entrance foyer, the chimneys rise an additional 6m above the parapet of the auditorium roof and are connected by a 2m high plenum (link element). The chimneys are setback approximately 13m from the north (front) elevation and 22m from the south (rear) elevation.
- 8.6 The proposed building sits approximately 10-17m from the southern boundary with 9 & 11 Long Road. The existing classroom block, sports hall and proposed Performing Arts Centre form a stepped arrangement to this boundary. As a result the three storey element of the auditorium extends approximately 33m beyond the south (to the rear) elevation of the curved roof element of the sports hall but is approximately 14m further back from the rear elevation of the classroom block.
- 8.7 Due to the siting of the proposed building, 10m back from the common boundary with Long Road, and the use of Boston Ivy on the southern elevation of the building it is my opinion that the scale and massing of the building is acceptable as it is of a

comparable scale and mass to the adjacent sports hall and classroom block.

### Roof plant

- 8.8 It is proposed that fixed metal railings surround the perimeter of the PV array on the roof of the auditorium. The railings are setback approximately 1.5m from the east elevation and 2.5m from the west and south elevations. The railings will not be clearly visible and are supported in design terms.
- 8.9 An enclosed external plant area is proposed on the west side of the building at second floor level. This arrangement reduces the potential visual impact of the roof plant and is supported.

### Elevations and materials

- 8.10 The proposed building is of a contemporary design with a simple palette of materials. Given the proposed use, the elevations of the auditorium are predominantly blank with few opportunities for windows. The majority of auditorium elevations are faced in buff brick with Boston Ivy on the south and west elevations. This approach is supported as it helps to break down the mass of the building. Hit and miss brickwork is proposed for the two chimneys which helps to add interest.
- 8.11 The front foyer element comprises of a concrete plinth of columns and beams at ground floor level with large double height timber framed glazing at upper floor levels to maximise daylight from the north. The ground floor windows to the foyer, classics block and back of house facility are grey metal framed with acoustic louvres.
- 8.12 The overall approach to the elevations and materials is supported, the proposed buff facing brickwork and concrete structural elements replicate the rhythm of existing concrete pillars on the classroom blocks (to the east) and sports hall (to the west). I recommend that samples of all materials are required by conditions (10, 11 and 12).
- 8.13 The approach to incorporate sedum on parts of the single storey roof of the Classics classrooms is supported in design terms and will improve the outlook from upper floor windows in the classroom block (to the east).

### Signage and way finding

- 8.14 Signage placeholders would be located on the sections of concrete wall on the north elevation, with the main entrance signage located either side of the northeast entrance. This approach is supported as the arrangement and location of the signage placeholders addresses the main route from the car park between the two classroom blocks.

### Landscape and amenity space

- 8.15 The proposal includes a central landscaped courtyard which is enclosed by the Performing Arts Centre (to the south), classroom blocks (to the east), sports hall (to the west) and science block (to the north). The courtyard includes a sunken amphitheatre, reflection pool and an avenue of trees with benches. The courtyard is flanked by rows of beech hedges and pleached lime trees either side of the north-south footpaths.
- 8.16 The submitted vehicular and pedestrian access plan (D&A Statement page 60) shows the arrangement of boundary fencing which would secure the landscaped area to the south of the Performing Arts Centre. I recommend that full details of the boundary treatment (height and material) are provided by condition (7).
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

## **Renewable energy and sustainability**

### General approach to sustainable design and construction

- 8.18 In line with the requirements of Policy 8/16 of the Cambridge Local Plan 2006, applications for major developments are required to submit a Sustainability Statement and the Councils sustainability checklist, to demonstrate how their proposals meet the principles of sustainable development. In this case, this information has been integrated into the Design and Access Statement, an approach that is supported as it demonstrates how the principles of sustainable design and construction have been integrated into the scheme from the outset. The brief for

the new Performing Arts Centre included maximising the opportunities that the new building presented for sustainable design, particularly in the use of materials and energy. As a result a number of features have been integrated into the design of the centre including, which are all supported.

- Provision of a green roof on the classics department classrooms, to both enhance biodiversity and help reduce internal cooling loads. This will also provide some surface water attenuation, which can be accounted for as part of the drainage strategy for the scheme;
- Provision of high level passive stack ventilation in the auditorium to allow for the space to be naturally ventilated in day to day low occupancy conditions. In higher occupancy conditions, the air supply would be provided mechanically, with air chilled via a ground source heat exchange unit;
- The provision of a north facing double height space in the foyer, to maximise daylight in this area. The backstage areas are also proposed to be naturally lit and ventilated. The classics department will also be naturally lit and ventilated through acoustic louvres and rooflights;
- Expected achievement of an A-rated EPC;
- Provision of an efficient building fabric with u-values typically around 25% better than current Building Regulations;
- The use of ground source heat pumps coupled with underfloor heating, to provide the primary source of space heating and cooling. These are to be supplemented with high efficient back up boilers with flue gas heat recovery;
- The use of photovoltaic panels located on the roof of the auditorium to provide renewable electricity;
- Collection of rainwater to provide irrigation;
- Specification of low flow sanitary ware, showers and other appliances to reduce potable water consumption.

## Renewable Energy Provision

- 8.19 In line with the requirements of Policy 8/16 of the Cambridge Local Plan 2006, major developments will need to meet a minimum of 10% of their energy requirements from the use of on-site renewable energy. To demonstrate how this requirement will be met, the applicant has included a Renewable Energy Report as part of the Design and Access Statement. At present it is proposed to meet the requirement through the use of photovoltaic panels located on the roof of the auditorium. These would meet the 10% requirement, and this approach is supported. The actual carbon reduction from the renewables associated with this scheme will be higher, as a Ground Source Heat Pump is also proposed, which has not been included in the calculations.
- 8.20 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

## **Public Art**

- 8.21 The development is required to make provision for public art and it is my view that provision for public art should be made on site. Paragraph 5.6 of the Public Art SPD (2010) states that “The provision of public art within school developments is important and public art in schools can be used to allow children to engage with art and artists and can add value to the school community and provide a learning experience. The City Council supports the value these benefits bring to children and understand in some circumstances it is difficult to provide truly ‘public art’. Therefore by prior agreement and on a project by project basis, the Council may consider ‘public’ to mean the artwork to be visible to general users of the school, parents and visitors”.
- 8.22 The applicant is working on a Public Art Delivery Plan and I recommend that details of a public art scheme are required by condition (22).

## **Residential Amenity**

### Overshadowing, dominance and enclosure

- 8.23 The proposed Performing Arts Centre would stand to the northwest of the neighbouring properties on Long Road. The submitted shadow diagrams (pages 46-47 of the Design and Access Statement) demonstrate that the proposed building would not overshadow neighbouring properties. Due to the orientation of the buildings and the positioning of the proposed Performing Arts Centre the shadow cast by the building would not breach the common boundary with the neighbouring properties on Long Road.
- 8.24 At its closest point, the proposed auditorium would stand 10m from the common boundary with Long Road. The chimneys would be set in 22m from the south (rear) elevation and would not appear as dominant in reality as they seem on the elevations. Due to the position of the building, the length of the Long Road gardens, and the heavily planted boundary it is my opinion that the proposed building would not be overly dominant or oppressive. Glimpses of the building would be possible through the trees but its visibility would be greatly reduced by the proposed Boston Ivy, which would cover the southern elevation of the building. It is my view that the proposed building would not have a significant detrimental impact on outlook.
- 8.25 Whilst the boundary is heavily planted there are gaps in it and some of the trees do not appear to be in good health. It is my view that this boundary should be improved with additional trees, and I recommend that further details are required by condition (7). I also recommend a condition requiring details of tree protection measures for the trees along the southern boundary with Long Road (23)

### Overlooking

- 8.26 On the southern elevation windows are proposed at ground floor level. It is my opinion that these windows would not have a significant detrimental impact on privacy as they are set at least 15m from the common boundary with Long Road.

## Construction noise and disturbance

- 8.27 With the exception of the Continuous Flight Auger (CFA) methodology, the insertion of piled foundations can be a significantly noisy operation. Additionally, all methods have the potential to impact land and groundwater with respect to creating pathways for potentially contaminated land. I, therefore, recommend that methodology for the piling (if required) is required by condition (13). To minimise the disturbance created by the building works I recommend a condition restricting construction hours (3) and the hours of deliveries (4), a condition requiring details of the contractors working arrangements (including parking) (21) and an informative advising the applicant about the Considerate Contractors Scheme (24).
- 8.28 The access road that joins Long Road and runs behind the Long Road houses is shown in the Design and Access Statement (page 11) as being used for servicing and deliveries. Due to the level of noise and disturbance that this may cause to the neighbouring properties on Long Road it is my view that it would only be acceptable for this road to be used for the delivery of construction materials during limited hours (4) and for emergency vehicles. I recommend the use of the access road is restricting by condition (16).

## Noise breakout during performances and plant noise

- 8.29 The potential for noise disturbance from performances held inside and outside the building must be considered. I recommend a condition requiring an acoustic report in relation to the fabric of the building and the plant room (6) and I also recommend a condition requiring all doors and windows to be closed during performances (12).
- 8.30 An amphitheatre is proposed as part of the landscaping and it is anticipated that some performances would be held outside. I consider it likely that noise will be blocked by the building, but Environmental Health have suggested that the hours of performances held outside could be limited. To ensure that the outside performances do not cause an unacceptable level of noise and disturbance I recommend a condition stating that outside performances must end by 10pm (17), a condition

requiring details of external lighting (18), and a condition prohibiting amplification (19).

- 8.31 The applicant has explained that whilst the performed Performing Arts Centre would primarily be for school use, the school does intend to rent it to after school clubs and holiday clubs. To ensure that the use of the Performing Arts Centre is controlled outside school hours in the interests of the residential amenity of neighbouring properties I recommend a condition requiring a management plan for the building (20).

#### Odour control

- 8.32 It is proposed that food would be prepared on the premises and in order to ensure that the odour filtration system is adequate and does not create an odour nuisance I recommend a condition requiring further details (14).
- 8.33 In my opinion 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**

- 8.34 A bin store is provided within the building envelope. The Environmental Health Officers are confident that the proposed bin store is sufficient. The removal of waste from the bin store for collection will be managed by the school, and this is considered to be acceptable.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Highway Safety and Car and Cycle Parking**

- 8.36 The Local Highway Authority has requested that a Transport Statement is provided. The applicant has explained that the school currently produces an extensive programme of productions and it is not likely that the number of productions would increase. The majority of the productions would continue to be internal school events and traffic levels would not increase. It is anticipated that the Performing Arts Centre would be used in the school holidays by clubs and traffic would

therefore increase during the school holidays, but it is felt that the existing car park would be sufficient. I am satisfied that there would not be a material change in the level of traffic that would warrant the submission of a Transport Statement. I have sought further advice from the Local Highway Authority, and this will be reported on the Amendment Sheet.

8.37 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

<b>Issues raised</b>	<b>Response</b>
The school has expanded rapidly	The school has expanded but the proposal will not result in an increase in pupil numbers.
Screening required by previous applications has not been provided	This cannot be rectified as part of this application. The screening of the proposal is addressed in paragraph 8.25.
Out of character	Addressed in paragraphs 8.4-8.7.
Excavation and building works will damage the existing trees	Addressed in paragraph 8.25.
Noise and disturbance	Addressed in paragraphs 8.27-8.30.
The building is too close to neighbouring houses on Long Road	Addressed in paragraph 8.23-8.26.
It will be a year round commercial activity	Addressed in paragraph 8.31.
It will be used for live music	A condition is recommended requiring a noise insulation scheme for the building, a condition is recommend prohibiting the use of amplification outside. Addressed in paragraphs 8.29-8.31.
Dominance	Addressed in paragraph 8.24.
Loss of privacy	Addressed in paragraph 8.26.
The building would create a dark corridor between the building and the boundary with Long Road which would provide cover for	It is not proposed that this area is gated off but as the school site is secure it is my view that the proposal would not have a

burglars	detrimental impact on security.
The chimney stacks will be dominant	Addressed in paragraph 8.24.
Lack of parking	Addressed in paragraph 8.36.
Increased traffic	Addressed in paragraph 8.36.
Emergency vehicles will have limited access to it	Addressed in paragraph 8.28

## 9.0 CONCLUSION

9.1 In my opinion, the proposed Performing Arts Centre is of a distinctive high quality design that will enhance the built environment. The proposal would not have a significant detrimental impact on neighbouring properties in my view. I recommend that the application is approved subject to conditions.

## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

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

Reason: To protect the amenity of the adjoining properties.  
(Cambridge Local Plan 2006 policy 4/13)

4. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
  - i) contractors access arrangements for vehicles, plant and personnel,
  - ii) contractors site storage area/compound,
  - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
  - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

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

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

7. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

9. No development shall take place 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. Before starting any brick work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policy 3/12).

11. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006, policies 3/4 and 3/12).

12. Full details of all windows and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures are to be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006, policies 3/4 and 3/12).

13. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

14. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2006 policy 4/13)

15. During performances and practices, all doors and windows serving the Auditorium must be kept closed to contain noise.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

16. The access road from Long Road shall be used for the delivery of construction materials during the construction of the building hereby approved and emergency service vehicles only.

Reason: In the interests of the residential amenity of neighbours. (Cambridge Local Plan 2006, policy 4/13)

17. Performances held outside shall cease by 10pm.

Reason: In the interest of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

18. No development shall take place until full details of the external lighting for the landscaped area, including the amphitheatre have been submitted to and approved in writing by the Local Planning Authority. The details shall include type of lighting structures, location, height, illumination levels and direction of illumination. The lighting details shall thereafter be installed in accordance with the approved plans.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan (2006 policy 4/13).

19. Amplification equipment shall not be used for outside performances.

Reason: In the interest of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

20. Prior to the first use of the building a management plan for the use of the building outside school term time and outside school hours shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

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

- i) contractors access arrangements for vehicles, plant and personnel,

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

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

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

22. Prior to the commencement of the development hereby approved full details of a scheme of public art shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme will need to meet the Council's requirement for public art as set out in the Public Art SPD (2010). The approved scheme for public art shall be carried out in accordance with the approved details not later than 3 months after the first occupation of the building or within a timeframe set out and agreed within the submitted scheme.

Reason: In the interest of creating successful, high quality, attractive environments, Cambridge Local Plan 2006 policy 3/7.

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

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).