

<b>Application Number</b>	18/1974/S73	<b>Agenda Item</b>	
<b>Date Received</b>	14th December 2018	<b>Officer</b>	Patricia Coyle
<b>Target Date</b>	8th February 2019		
<b>Ward</b>	Kings Hedges		
<b>Site</b>	The Jenny Wren 80 Campkin Road		
<b>Proposal</b>	Section 73 application to vary condition 2 of permission 17/0927/FUL (New building comprising of a Public House at ground floor with nine residential units on the upper floors (two 1xbed units & seven studio units) along with car and cycle parking and associated landscaping following the demolition of the existing buildings) as follows:- 1) omission of the basement; relocation of bin and bike store to external structure and relocation of cellar from basement to former bin/bike store and 2) increase in building height by 300mm.		
<b>Applicant</b>	Mr Frost c/o PiP Architecture		

SUMMARY	<p>SUMMARY The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The principle of an amendment to the approved replacement public house and flats above is acceptable and accords with policy.</li> <li>- The proposed development would respect the amenities of neighbouring occupiers.</li> <li>- The proposed increase in height would not have an adverse visual impact on the character of the area.</li> <li>- The revised bin and cycle storage arrangements are acceptable.</li> <li>- The proposal would provide an acceptable</li> </ul>
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	living environment for future occupants.
RECOMMENDATION	APPROVAL subject to conditions

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site comprises the former Jenny Wren public house situated on the corner of Campkin Road and St Kilda Avenue. The site is the subject of a planning permission in 2017 and, at the time of my site visit was surrounded by temporary fencing. The now vacant existing two-storey building is rendered with a flat roof and the upper-floor was last used as managers' accommodation in association with the pub. The front of the site is predominantly hard paved and was previously used as outdoor seating for the pub.
- 1.2 The on-site rear car parking area has an access from St Kilda Avenue and there is a further (private) car parking space to the eastern side which is accessed from Campkin Road.
- 1.3 The site falls within the Campkin Local Centre.

## **2.0 THE PROPOSAL**

- 2.1 The proposal is to vary condition 2 (accordance with plans) of the recent planning approval (planning ref. 17/0927/FUL) which was for a new building to replace the existing public house with a public house at ground and basement levels with 9 flats on two floors above. The proposal is for the omission of the basement and its replacement in the approved cycle/bin store, the erection of a new bin/cycle store and the increase in the overall height of the building by 300mm.
- 2.2 The applicant has indicated that an on-site investigation of the existing basement has found that it is not suitable for reuse. Also, the applicant indicates that the increase in height is to accommodate increased acoustic separation between the public house and the residential units above.
- 2.3 The proposal has been amended during the course of consideration to address concerns raised by the Waste Officer. The proposal otherwise remains the same as for the approved scheme.

### 3.0 SITE HISTORY

Reference	Description	Outcome
C17/0927/FUL	New building comprising of a public house at ground floor with nine residential units on the upper floors (two 1xbeds and seven studio units) along with car and cycle parking and associated landscaping following the demolition of the existing buildings	Approved 4.10.17

### 4.0 PUBLICITY

4.1	Advertisement:	No
	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	<p>1 3</p> <p>28 29</p> <p>31 32 34 35 36</p> <p>50 51 52 55 56 57 59</p> <p>64</p> <p>72 76</p> <p>81 82</p>

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

Central Government Guidance	National Planning Policy Framework February 2019  National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards  Circular 11/95 (Annex A)
Supplementary Planning Documents	Sustainable Design and Construction (May 2007)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)  Cycle parking guide for new residential SPD (Feb 2010)  Planning Obligation Strategy (March 2010)

## 6.0 CONSULTATIONS

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

- 6.1 No comment on behalf of the Highway Authority in relation to the proposed changes.

### **Conservation**

- 6.2 It is considered that there are no material Conservation issues arising from the proposed changes.

### **Environmental Health**

- 6.3 No objections in principle. However, given that this is a new application, it is recommended that the relevant Environmental Health conditions imposed on approved application

17/0927/FUL are repeated for this application in order that Environmental Health requirements remain like for like.

### **Drainage**

- 6.4 There are no flood risk or drainage issues associated with changes proposed as part of this S73 and surface water drainage details are dealt with under condition 27 of the approved scheme 17/0927/FUL.

### **Landscape**

- 6.5 It is considered that there are no material Landscape issues with this proposal.

### **Waste**

- 6.6 Looking at the drawing PL-2-01 of the ground floor and bin store, there is concern regarding the route out of the bin store for collection. If the crews are expected to collect the bins from the bin store, there needs to be no keys or codes on the doors (apart from FB2), and the shortest path to the pavement, double doors opening with hook locks, and metal strips on the doors if they are wooden, to prevent damage. The plan looks like the bin store door opens at the opposite end to where the vehicle will collect from. The doors need to be the same side as the commercial bin store doors, so vehicles can reverse in to get the bins out of the bin store, or the bins can be presented for collection by a managing agent. 9 units could have a max of 18 occupants, x 50 litres per person per fortnight is 900 litres for refuse and 900 litres for recycling. The proposed bin size is 1100 litres, so space for 2 of those needs to be allocated, and double doors to take bins out. Alternatively 2 x 660 litre bins could be used and 2 x 360 litre bins, which are narrower.

## **7.0 REPRESENTATIONS**

- 7.1 No representations have been made.

## **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 relating to the proposed changes are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity for existing and proposed occupiers (including internal space)
4. Inclusive access
5. Drainage/Flood Risk
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Light pollution, noise, vibration, odour and dust

### **Principle of Development**

- 8.2 The proposal is for changes to the approved replacement public house with 9 flats above and involves the basement being replaced at ground level in the approved cycle/bin store and a new bin/cycle store being provided, together with an increase in the height of the building (by 30cm) to accommodate additional acoustic soundproofing between the proposed public house and the flats above. The scheme otherwise remains the same as approved under planning approval 17/0927/FUL.
- 8.3 The principle of the development for a replacement public house with flats has already been established and while the 2018 Local Plan has been adopted in the intervening period (with protection of public houses now under Policy 76), the proposed minor changes do not have any bearing on the acceptability of the scheme in principle.
- 8.4 The proposal is acceptable in principle in accordance with Policy 76 of the Cambridge Local Plan 2018.

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

#### Response to context

- 8.5 The proposal would add an additional out building externally to accommodate the relocated basement storage into the approved cycle/bin store which prompts the need for a new cycle/bin store. The replacement bin/cycle store would be located to the rear of the building such that it is accessible to

the residents of the flats above the public house. Given its small scale and location some distance from either public highway, I do not consider there to be any harmful impact on visual amenities in the streetscene and as such, that it would be acceptable.

- 8.6 The proposed increase in the three-storey block would, at 30cm, be a relatively minor increase from (8.2m to 8.5m maximum height above ground level) and would be almost imperceptible to anyone viewing the building. Since it would provide additional soundproofing between the public house and the first floor flats, I consider that this would be beneficial to future occupiers and would not result in any significant additional harm to issues of acknowledged planning interest over and above that of the approved scheme.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 50 (external amenity space only), 55 and 58.

### **Residential amenity for existing and proposed occupiers**

#### Existing Occupiers' amenities

- 8.8 The proposal is for a reconfiguration of the existing approved scheme to accommodate the public house store at ground level and provide a new cycle/bin store and increase the height of the proposed building by 30cm. No other changes are proposed to the size of the public house or the number of residential units to be provided.
- 8.9 The proposed changes would not result in any additional deliveries and collections in relation to the proposed public house and no increase in activity relating to bin/cycle storage and collection over that of the approved scheme.
- 8.10 I do not consider that there would be any significant impact from the proposed relatively small increase in height (to a maximum of 8.5m above ground level) or the proposed additional above ground storage which is set well away from shared boundaries with neighbouring properties.

### Future Occupiers' amenities

- 8.11 There is no change proposed to the dwellings, except that additional insulation would be provided between the public house and the first floor flats which results in a 30cm increase in the overall height of the proposed building. As such, and given that this does not result in any change to the approved dwellings themselves (which is a material consideration), I consider that the proposal would provide accommodation which is acceptable.
- 8.12 All of the first floor flats comply with the space standards within Policy 50. The four second floor flats range in size from 30sqm to 34sqm and, as such, none of these units comply with the minimum space standard for a studio with shower of 37sqm. However, given that the sizes of these units have not altered from the approved scheme and that the Council can only consider the changes proposed within this application, it would not be justifiable to refuse the application on this basis.
- 8.13 Policy 50 requires that external space is of a reasonable size to provide for day-to-day living and for children's play space. There is a communal garden provided for the occupiers of the proposed flats which is considered to generally provide for the occupiers' likely use. Policy 50 also requires private external amenity space to be provided for all new residential development. Only three of the proposed flats have private external space (balconies to flats 6, 7 and 8 on the 2<sup>nd</sup> floor). However, as noted in the preceding paragraph, given that this aspect of the proposal has not altered in any way, the Council cannot reasonably withhold permission on this basis.
- 8.14 The scheme would provide dwellings with acceptable levels of amenities for future occupiers such that the proposal is therefore acceptable.

### **Inclusive access**

- 8.15 The public house was previously considered to be acceptable by the Access Officer, but was subject to the imposition of a planning condition requiring details of the internal layout. There is similarly no change proposed for the approved dwellings. It is a material consideration that the scheme has been approved and that this is an application for a few minor amendments to



overcome issues which have arisen with the basement and to provide a higher level of amenity (insulation) between the ground floor public house and the first floor flats. The proposal is for the removal of basement storage, provision of ground level storage and a new bicycle/bin store which would be accessible to wheelchair users. It is therefore considered that the proposed changes would be acceptable in terms of access, and that the Council cannot require the scheme to comply with the requirements of Policy 51.

### **Drainage**

- 8.16 The proposal is acceptable subject to a suitable condition being attached, as previously.

### **Refuse Arrangements**

- 8.17 The originally proposed plan has been revised so that the necessary bin storage and access are acceptable to the Waste Team. I have recommended a waste storage condition so that details of the type of enclosure is provided for our consideration. Subject to the submission of details, the proposal is compliant with Cambridge Local Plan (2018).

### **Highway Safety**

- 8.18 County Highways do not raise any issues with regard to the proposed minor amendment.

### **Car and Cycle Parking**

- 8.19 The proposal does not change the number of flats or the public house use and there is no change to the number and size of cycle or car parking spaces, such that the amended scheme remains acceptable in terms of parking provision. A condition would be attached to require this to be implemented and retained thereafter.

### **Light pollution, noise, vibration, odour and dust**

- 8.20 The proposed minor changes will not result in any additional increase the number of residential units or public house scale/size.

- 8.21 Suitable conditions will be attached to control the public house use and some noise and disturbance etc. caused during the construction process.

## **9.0 CONCLUSION**

- 9.1 The proposal is for minor changes to the approved scheme nonetheless the retention of the public house and the proposal for 9 flats is acceptable in principle and the provision of additional insulation would result in acceptable level of residential amenities for the proposed occupiers of the flats. The development would not harmfully impact on the amenities of neighbouring occupiers. In addition the proposal would revitalise the site and make a positive contribution to the character and appearance. As such, I recommend the application be approved.

## **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 planning permission reference 17/0927/FUL..

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. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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 2018 policy 35)

4. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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 2018 policy 35)

5. 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 from 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.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties.  
(Cambridge Local Plan 2018 policy 35)

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties  
(Cambridge Local Plan 2018 policy 36)

7. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said 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 2018 policy 35)

8. Prior to the occupation/use of the development, details of equipment for the purpose of extraction and filtration of 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 and shall thereafter be retained as such..

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36)

9. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the first occupation of the building and thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 policies 35, 55 and 56)

10. The public house hereby permitted shall not be open to customers outside the hours of 08:00 and 23.00hrs Sunday-Thursday (including Bank and Public Holidays) and 08:00 and 01:00hrs on Fridays and Saturdays.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

11. All external windows and doors to the ground floor public house shall be kept closed between 2100hrs to 0900hrs or at any time during entertainment or the playing of music except for general ingress and egress via the main entrance door lobby or in the case of an emergency.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

12. External areas serving the public house shall be vacated by 23:00hrs daily. Amplified music shall be not be played in or "piped" to external areas of the public house.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

13. Collections from and deliveries to the public house shall not be made outside the hours 0700-2100 Monday-Saturday and 0900-1700 on Sundays and Bank/Public Holidays.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

14. No bottles or other commercial refuse / waste or recycling material shall be emptied into external receptacles, taken out or moved around the external area of the site, between 2100-0700hrs.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

15. Before the development hereby permitted is commenced, a noise insulation scheme for the public house giving consideration to the potential uses of the pub and the impacts of airborne, structural and flanking sound, in order to minimise the level of noise emanating from the this use within residential units immediately above and neighbouring residential premises, (having regard to internal noise generation and acoustic performance of building fabric, glazing, openings and ventilation system requirements) shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

The noise insulation scheme shall ensure that any noise originating from the operation of the public house shall not exceed a Noise Rating (NR) curve level of 15 (NR 15) when measured or calculated within any noise-sensitive residential premises above the public house, with windows open for ventilation purposes and shall be in accordance with the noise insulation / mitigation scheme principles and recommendations detailed in the MLM "Technical report" (document reference 101798-MLM-ZZ-XX-RP-Y-0001), dated 17/08/2017.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

16. Prior to the occupation of the residential units hereby approved, a post completion noise and vibration assessment shall be carried out from within the approved residential units to confirm compliance with the Public House noise insulation scheme approved under condition (insert condition number for the Public House Noise Insulation Scheme detailed above) above. The post completion noise and vibration assessment shall be submitted in writing for approval by the LPA and if any additional noise insulation scheme measures are required to mitigate noise these shall be submitted for approval by the LPA and shall be implemented prior to occupation of the residential units and thereafter be permanently retained.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

17. Prior to the commencement of development, full details and specifications for the balustrade serving the proposed 2nd floor balcony shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details and shall thereafter be maintained in perpetuity.

Reason: To protect future occupiers of the flat from excessive noise and disturbance (Cambridge Local Plan 2018; Policies 35 and 72)

18. The use of the public house shall not commence until an Operational External Noise Management Plan for the beer garden or any external area has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the management systems that will be implemented to control and reduce noise from the uses of external areas of the public house.

The management plan shall be reviewed by the operators of the public house:

- o Prior to launching / introducing any new entertainment
- o When alterations to the building are proposed
- o Following a complaint
- o When monitoring procedures identify that controls are inadequate

The approved management plan (and/or any subsequent revisions) shall be fully implemented and maintained thereafter.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policies 35 and 72)

19. Prior to the commencement of use (or prior to the installation of any artificial lighting) an external artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken (horizontal / vertical isolux contour light levels and calculated glare levels) . Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: In the interests of neighbour amenity (Cambridge Local Plan 2018 policies 34 and 72)

20. No development should take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55 and 57).

21. Prior to the commencement of the development, 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.

Reason: To ensure that the materials selected are of a high quality and appropriate to the context of the building (Cambridge Local Plan 2018 policy 57).



22. Full details of all windows (including dormer 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 LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

(Reason: To accord with Policies 55 and 57 of the 2018 Cambridge Local Plan.)

23. No development should take place until details of the signage of the public house to be used on the building of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the signage is acceptable. (Cambridge Local Plan 2018 policies 55, 57 and 64).

24. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by 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 2018 policies 55, 57 and 59)

25. 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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 2018 policies 55, 57 and 59)

26. The flat identified at first-floor as 'S4', as shown on drawing number PL-2-01 Rev C, shall be used and retained solely for use by the on-site manager of the public house hereby permitted. The flat shall not be occupied or let to any person other than the on-site manager of the public house.

Reason: To ensure the public house can function viably (Cambridge Local Plan 2018 policy 76)

27. No development hereby permitted shall be commenced until surface water drainage works have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To minimise flood risk (Cambridge Local Plan 2018 policies 31 and 32)

28. The cycle parking for the development hereby permitted shall be provided as shown on drawing numbers PL-2-01 Rev G and PL-1-01 Rev C prior to occupation and retained thereafter.

Reason: To provide acceptable cycle parking arrangements (Cambridge Local Plan 2018 policies 57 and 82).

29. Prior to occupation of development, full details of the on-site storage facilities for waste including waste for recycling and composting shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained for their intended use thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan 2018 policies 35 and 57)

30. Prior to the commencement of development, full details of the on-site storage facilities for commercial waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point and the arrangements for the disposal of waste shall be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35 and 57)

31. Prior to the demolition of the public house, a scheme of works for the substantial completion of the proposed public house, including a phasing plan for its provision, shall be submitted to and approved in writing by the Local Planning Authority. The public house shall thereafter be constructed in accordance with the approved scheme of works and phasing plan, unless an alternative phasing plan is otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the public house is physically replaced on the site to meet the day-to-day needs of the community. (Policy 76 of the Cambridge Local Plan 2018 and Interim Planning Policy Guidance on the Protection of Public Houses in the City of Cambridge (October 2012).

32. Conditions 3-31 of planning permission 17/0927/FUL shall continue to apply to this permission. Where such conditions pertaining to 17/0927/FUL have been discharged, the development of 18/1974/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.