

Application Number	20/03579/FUL	Agenda Item	
Date Received	24th August 2020	Officer	Steven Fraser-Lim
Target Date	19th October 2020		
Ward	Abbey		
Site	Museum Of Technology 44 Cheddars Lane Cambridge		
Proposal	Retrospective planning permission for an outdoor bar and servery, and an additional toilet block; and to add to Use Classes A3 and D2 to existing D1 use.		
Applicant	Mr John Little Cambridge Museum of Technology, The Old Pumping Station Cheddars Lane Cambridge CB5 8LD		

<p>SUMMARY</p>	<p>The proposed mixed restaurant / bar / entertainment / museum use of the site is acceptable in principle and will support the ongoing operation of the museum. Noise impacts and amenity impacts can be adequately addressed through appropriate conditions. The proposed outdoor structures have contributed to the activity and vibrancy of the site and are relatively unobtrusively located. However, they are temporary in appearance and have the potential to detract from the appearance of the site in the longer term. In addition disabled access to the facilities are very poor. As such a condition is proposed requiring that the use</p>
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	and structures such as the bar and food servery are granted for a temporary 2 year period only.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises the Engineers house and surrounding garden, which forms part of the grounds of the Museum of Technology, a former pumping station. The Engineers House dates from the 19th Century and is located to the south of the main museum building, situated on the west side of Cheddars Lane and the east side of Riverside. The former pumping station was built in 1894 and is now a scheduled Ancient Monument. The Engineers House is identified as a building of local interest.
- 1.2 The site is adjoined by a development of flats dating from Circa 1990s to the south. The main Museum building and beyond this a block of flats with houses at the rear dating from circa 2000 adjoins to the north. Industrial, car repair, and the rear of a Tesco food retail store are situated on the opposite side of Cheddars Lane to east and south east. The River Cam is situated to the west on the opposite side of Riverside, with Logan's Meadow situated on the opposite bank of the river.
- 1.3 The site is within the Riverside and Stourbridge Conservation Area. The River Cam (situated on the opposite side of Riverside to the site) is designated as a Local Nature Reserve. Logan's Field is also identified as protected open space.

2.0 THE PROPOSAL AND BACKGROUND

- 2.1 The Engineers House and gardens were originally built as accommodation for staff maintaining the pumping station. More recently during the later part of the 20th Century the building was used as supported housing independently from the Museum. In 2016 the Museum of Technology was able to lease the house and grounds from Cambridge City Council, for use as part of the larger museum complex. The Engineers House and gardens have been used since 2019 to provide café / restaurant / bar,

and entertainment facilities, operated by a separate company 'Othersyde'. These facilities are intended to complement and support the wider museum operation, and as such there it is possible that museum related activities could also take place.

2.2 Facilities within the Engineers House and garden comprise a café, bar and kitchen on the ground floor of the House. 'Escape Rooms' for themed, group puzzle solving games are located on the first floor. Outdoor seating, an outdoor bar, food servery and toilet block are located within the garden. The Engineers House and gardens currently operate longer opening hours than the Museum and have applied to operate from 11:00 to 22:00 Sunday-Friday (including Bank Holidays) and 11:00 to 23:00 on Saturdays.

2.2 A planning application was not submitted initially for the café / restaurant / bar, entertainment and museum uses, in addition to the external structures such as the bar, food servery and toilet block, as it was thought that these would be ancillary to the wider Museum use of the site. However once operation of these uses commenced it was apparent that the uses were of significant scale, and more than just an ancillary part of the Museum. For instance, the Engineers House has a separate access and hours of operation from the Museum. In addition, the range of activities taking place including bar / restaurant, escape rooms, room / event hire was significant. As such the nature and scale of the proposed use of the Engineers House was considered to amount to a material change of use, and officers advised that the submission of an application for planning permission was required. This current application was submitted in response to the above officer advice.

3.0 SITE HISTORY

Reference	Description	Outcome
18/0721/S73	S73 to vary condition 2 of planning permission	Granted August 2018
15/0193/FUL	(new entrance ramp from Riverside and new single storey cafe building and new single storey store and refurbishment of the Spackman building - retrospective) to show window and door openings,	

overall layout/size.

15/0193/FUL	New entrance ramp from Riverside and new single storey cafe building and new single storey store and refurbishment of the Spackman building.	Granted March 2015
	A number of applications have been made to discharge the conditions associated with the above application.	Some conditions discharged in 2018.
C/01/0477	Retention of two temporary portacabin buildings.	Granted June 2001 Granted
C/99/0199	Retention of two temporary portacabin buildings.	April 1999
C/97/0005	Retention of two temporary portacabin buildings.	Granted April 1997
C/93/0846	Temporary siting of two portacabins	Granted February 1994
C/85/0839	Erection of a single storey storage building (94sqm)	Granted October 1985
C/83/0245	Erection of workshop and formation of associated car parking and turning area	Granted May 1983
C/83/0016	The erection of 4 No. craft workshops and information kiosk	Granted March 1983
C/78/0118	Change of use from store to transmitter equipment rooms	Granted January 1978

C/71/0301	Establishing Museum of Technology run in conjunction with Cambridge Society of Industrial Archaeology	Granted October 1971
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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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1 7 28 30 34 35 36 55 56 57 58 59 61 62 71 73 79 80 81 82

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

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Supplementary Planning Documents	Sustainable Design and Construction (2020)

<p>(These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)</p>	
<p>Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u> Buildings of Local Interest (2005)</p>
	<p><u>Area Guidelines</u> Riverside and Stourbridge Conservation Area Appraisal (2012)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 Wish to make no comment on the application.

Environmental Health (Noise)

6.2 **No Objection:** The proposed development is acceptable. However, it is our view that any external amplified / unamplified music at any volume and especially at conversational levels as proposed, in any external area including within any open bar area (sheltered or not), tent / tepee or similar structure is unacceptable / inappropriate in this location. Any external performances of live music (either amplified or unamplified) or similar, even if infrequent are likely to have even a greater impact and has the potential to give rise to significant adverse local noise impacts having regard to the proximity to residential premises. Even background type amplified music in this location and in such a large external area has the potential to have adverse noise impacts.

6.3 As such conditions are recommended requiring: submission of a noise management plan, which shall specify no outdoor amplified / unamplified music; a noise impact assessment and a noise insulation / mitigation scheme for plant / machinery; opening hours restricted to between the hours of 1100 to 2200 Sunday to Friday and Bank Holidays and 1100 to 2300 on Saturdays; restrictions on hours of deliveries; restriction to prevent change to other uses within class D2; details of odour abatement from cooking; details of lighting; and no external amplified / unamplified music. The general area is relatively quiet away from Newmarket Road and adjacent to the river Cam. The proposed uses have the potential to have an unacceptable and significant adverse impact on the quality of life / amenity of neighbouring residential premises nearby at Riverside Place.

Access Officer

6.4 External structures should have level thresholds. The wheelchair accessible toilet is set out badly. The toilet needs handrails on each side (one pull down). The small sink should go on wall to right of toilet. A second sink could be on the wall opposite the toilet.

7.0 REPRESENTATIONS

7.1 12 objection letters / emails have been received from owner/occupiers of the following addresses:

45 Riverside Close, Riverside
55 Riverside Place, Riverside
35 Riverside Place, Riverside
51 Riverside Place, Riverside
41 Riverside Place, Riverside
42 Riverside Place, Riverside
26 Riverside Place, Riverside
75 Riverside Place, Riverside
78 Riverside Place, Riverside
64 Riverside Place, Riverside
61 Riverside Place, Riverside
34 Riverside Place, Riverside

7.2 58 emails / letters from the following addresses have been made representations which support the application:

60 Abbey Road
297 Chesterton Road
16 Izaak Walton Way
11 Fitzgerald Place
79 Fitzgerald Place
57 Scholars Walk
165 High Street Chesterton
138 Fulbourn Old Drift Teversham
18 Poynters Lodge, Chesterton High Street
29 Durnford Way
6 Wettenhall Road
9 Chesterton Hall Crescent
188 Gilbert Road
34 Pepys Court
6 Wynborne Close
17 Izaak Walton Way
34 Greens Road
29 Primary Court
8 Supanee Court Frenchs Road
15 Corrie Road
107 Suez Road
103 Beche Road
4 Stanley Road

6 Searle Street
64A Cambridge Road, Waterbeach
44 Hobart Road
515 Mayflower House, Manhattan Drive
134 Cromwell Road
5 Riverside Court, Chesterton Road
123 Catharine Street
8 Black Horse Drove, Littleport, Ely
6 Waterview, Riverside
47 Eachard Road
14 Rennard Way
71 Argyle Street
32 Abbey Road
194 Vinery Road
46 Abbey Road
9 Pepys Terrace, Impington
34 Abbey Road
19 Ainsworth Place
79 De Freville Avenue
54 Abbey Road
9 Mailes Close, Barton
26 Riverside
19 Water Street
9 Ainsworth Street
603 Newmarket Road
Flat 2 29 Occupation Road
14 Derby Street
14 Musgrave Way, Fen Ditton
15 Riverside Place, Riverside
Lovell Lodge 365 Milton Road
16 Westfield, Willingham
24 Parsonage Close
45 Riverside Place, Riverside

7.3 The representations can be summarised as follows:

Objections

- The current operators have failed to control the negative impacts on the area such as, excessive noise, anti-social behaviour, litter and the use of neighbouring private gardens as a public toilet.
- If the application is not refused then there should be clear restrictions to help manage environmental impacts

- Noise disturbance when using balconies in adjacent flats is detrimental to quality of life
- There is significant noise and disturbance when customers are leaving the premises, and this can be heard in neighbouring houses, even when doors / windows are closed
- There should be greater integration of the uses at the Engineers House with the Museum of Technology.
- The proposed use and related noise and disturbance is not appropriate within a residential area
- Groups of customers leave the premises and congregate in Logans Meadow on the opposite side of the river with additional drinks and loud music.
- The number of noise and drunk people generated by the use makes the area feel less safe, and has harmed the quiet residential character of the area
- Customers have been seen leaving the premises late in the evening and urinating into the river
- Recommend closing time is restricted to 22:00 and opening limited to fewer days
- On several occasions loud music has been emanating from the site.
- The application is incomplete as no mention has been made of the coffee and food bar adjacent to the museum, which has resulted in selling at the roadside.
- Monitoring of onsite noise should be active and consideration given to providing noise reduction structures.
- Hot food takeaway results in littering
- The proposed use generates a lot of cars and taxis dropping of and picking people up.
- Cycles of customers are chained to all the railings in the surrounding area.
- Windows and doors of adjoining properties need to be kept shut during warm weather because of the noise pollution
- Some residents of Riverside Place adjacent to the site are elderly and greatly impacted by the proposals.

Support

- The proposed use of the Engineers House is an asset to the neighbourhood and enhances the riverside

- The use of the site by Othersyde has revitalised a run down and neglected area of the city
- Othersyde is a leisurely, creative, low key style of venue and not devoted to excessive alcohol consumption
- The use generates activity, with the sound of voices, but is not unduly loud
- The facilities are a good resource from which to enjoy the river
- The proposed use is fun and family friendly
- The venue should be permitted to continue subject to appropriate restrictions to minimise noise pollution and anti social behaviour
- The venue serves as a community space. Othersyde has provided free space for several community groups including knitting, sewing and art groups, Transition's repair cafe, and discussion groups as well as mental health charities. It is also a starting and stop off place for community walking groups.
- The proposals generate local employment particularly for younger people
- The outdoor seating areas are an attractive amenity and covid secure
- The Othersyde has provided space for artists to display their work, which is rare in Cambridge
- Othersyde is an independent business which is beneficial to the local community, rather than a chain operator.
- The increased activity and natural surveillance created by the use will help to discourage anti social behaviour in the area.
- It is unfair to blame Othersyde for causing large groups to gather in Logans Meadow after closing time, as this used to happen before the use commenced.
- The proposed use is beneficial and encourages visits to the Museum of Technology

7.4 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 the main issues are as follows:

Principle of Proposed bar / restaurant / entertainment use

- 8.2 Policy 79 of the Cambridge Local Plan 2018 states that *“Proposals for new visitor attractions within the city centre will be supported where they:*
- a. complement the existing cultural heritage of the city;*
 - b. are limited in scale;*
- and c. assist the diversification of the attractions on offer, especially to better support the needs of families”.*
- 8.3 The supporting text for the policy at Paragraph 8.57-8.59 states that *“Some of the pressures on existing attractions can be eased by the diversification of the attractions on offer where this continues to be related to the cultural heritage and/or interpretation of the city...The emphasis in tourism is on continued visitor management, and to extend length of visits, rather than major promotion. While the city would benefit from enhanced provision for families, major theme parks and other national profile leisure developments will not be appropriate in Cambridge...Attractions that draw visitors beyond the city centre attractions and encourage the development of alternative attractions throughout the sub- region are also encouraged”.*
- 8.4 Policy 73 is also of some relevance to the proposals and states that *“New or enhanced community, sports or leisure facilities will be permitted if:*
- a. the range, quality and accessibility of facilities are improved;*
 - b. there is a local need for the facilities;*
- and c. the facility is in close proximity to the people it serves”.*
- 8.5 Engineers House and its associated grounds was leased from Cambridge City Council by the Museum of Technology in 2016. The intention of the Museum is for the House and grounds to accommodate activities such as a bar / restaurant / and leisure ‘escape rooms’ which are themed in connection with the museum. Escape rooms are puzzle rooms where a team of players discover clues, solve puzzles, and accomplish tasks in one or more rooms to escape from the room in a limited amount of time. These facilities are intended to support the museum operation by diversifying the range of activities available at the site and make the Museum a more attractive destination, to increase visitors from a wide range of demographic groups. The facilities are also intended to support the museum financially, as they have stated that it is challenging to fund the operation and

ongoing improvement of the museum based on museum entry receipts alone.

- 8.6 As such given the above the proposals are considered to be in accordance with part a) of policy 79 as they support the ongoing function of Cambridge Museum of Technology. The Museum is located outside of the city centre, and is not in proximity to other visitor attractions. As such the proposals assist in the diversification of the museum site to attract as wide a range of visitors for longer visits. This is highlighted in the supporting text of policy 79 as being of benefit.
- 8.7 In terms of part b) of policy 79 the scale of the proposed use is not considered to be unduly large in relation to the site and surrounding context. This is because the Engineers House and grounds are a smaller part of the much larger Museum complex. In addition the house itself is relatively small, with only three rooms on ground and three rooms on first floor. This limits the number of potential customers to the escape rooms / bar / restaurant uses. Whilst it is noted that there is a larger amount of outdoor seating, the overall size of the application proposals would not be greater than a modest sized neighbourhood bar / restaurant which are often found in residential areas.
- 8.8 In terms of part c) of policy 79 it is noted that the later opening of the premises and lively bar type uses based around alcohol sales will generate more on young customers. However the range of facilities proposed are also of benefit to families and children. For instance 'escape rooms' can be enjoyed as a family leisure activity, and toilets and refreshments available on site will support the enjoyment of the museum and riverside by families and children. As such the proposals are also considered to be in accordance with this part of policy 79.
- 8.9 It is also apparent from the public consultation that the facilities are also used by local community groups as well as groups and visitors wishing to experience the Riverside area of the city. As such the proposals would also be in accordance with the criteria within policy 73 as they would result in an increase and improvement in facilities which are available for community use, by local community groups, well as groups wishing visit the Riverside area.

- 8.10 A number of concerns are also noted that the bar / restaurant / entertainment use of the Engineers House and garden would be out of keeping with the residential character of the surrounding area. Planning officers consider that whilst Riverside does have a predominantly residential character, the wider area surrounding the site does feature a range of uses. For instance the area historically contained a number of industrial uses, prior to the conversion of the pumping station to a museum. In addition a Tesco supermarket with associated delivery and servicing areas has been developed to the east. As such the proposed uses would be not be unduly inappropriate within this context.
- 8.11 Given the above factors the proposals are considered to be in accordance with Local Plan policies 73 and 79. As such the principle of proposals is supported, subject to acceptability against other relevant local plan policies, as set out further below.

Noise pollution

- 8.12 Local Plan policy 35 states that *“development will be permitted where it is demonstrated that:*
- a. it will not lead to significant adverse effects and impacts, including cumulative effects and construction phase impacts wherever applicable, on health and quality of life/amenity from noise and vibration;*
 - and b. adverse noise effects/impacts can be minimised by appropriate reduction and/or mitigation measures secured through the use of conditions or planning obligations, as appropriate (prevention through high quality acoustic design is preferable to mitigation).*
- People’s health and quality of life needs be protected from unacceptable noise impacts by effectively and appropriately managing the relationship between noise sensitive development and noise sources through land use planning. Noise must be carefully considered when new development might create additional noise and when development would be sensitive to existing or future noise”.*
- 8.13 It is noted that the Engineers House and grounds are located in close proximity to residential development to the south, and a number of objections have been received raising concerns with

regard to noise pollution. Environmental Health comments have also highlighted the potential for noise impacts from the proposals, particularly from outdoor amplified / unamplified music.

- 8.14 However it is suggested that a range of conditions would successfully mitigate noise impacts, including: submission of a noise management plan which amongst other measures shall specify no external amplified / unamplified music; a noise impact assessment and a noise insulation / mitigation scheme for any plant / machinery; opening hours restricted to between the hours of 1100 to 2200 Sunday to Friday and Bank Holidays and 1100 to 2300 on Saturdays; restrictions on hours of deliveries; restriction to prevent change to other uses within class D2.
- 8.15 Planning officers consider that the conditions proposed would be sufficient to mitigate noise impacts. The noise management plan would be particularly important in this regard, as it can prevent external amplified / unamplified music and include management measures to encourage customers to keep noise to a minimum when exiting the premises. It is noted that the applicants have submitted a draft noise management plan which still includes the potential for some external music, but this is still considered to be a concern for noise pollution officers due to proximity of residential units and difficulty of monitoring and enforcement. As such the proposed noise management condition is clear that no external amplified / unamplified music will be acceptable.
- 8.16 However it should be noted that some more detailed conditions which have been requested in the environmental health comments have not been included as part of the officer recommendation, including conditions on hours of use of the food kiosk which are less than other bar / servery points within the site, and restrictions on movement of waste and recycling within the site at certain times. This is because they would result in unreasonable or unenforceable restrictions upon the applicant, which would not meet relevant condition tests.
- 8.17 Given the above, the proposals are not considered to result in undue noise disturbance, and that any noise impacts can be adequately mitigated in accordance with the requirements of

policy 35, with the conditions as recommended, including a prohibition against external amplified / unamplified music. In addition it is noted that a condition is proposed to make the development and use temporary for a 2 year period due to the design of the outdoor structures and inadequacies with regard to disabled access. This will also allow further review of noise management arrangements at the site, and reconsideration of these issues at a later date.

Anti social behaviour

- 8.18 Concerns are noted with regard to the potential for the proposals to result in an increase in anti-social behavior. Some of these potential impacts are outside of the applicant's control and have potential to occur regardless of application proposals, for instance groups of people gathering in Logan's Meadow.
- 8.19 In addition the general increase in footfall, and natural surveillance of the street as a result of the proposals is likely to prevent some anti-social behavior. A condition is proposed requiring submission of a noise management plan (as noted above), which will include a number of measures to manage anti-social behavior including: liaison arrangements with the local community; arrangements to manage customers entering and leaving the premises; management of noise from deliveries / servicing and taxi drop off / pick up; complaints procedure. These measures are considered to be sufficient to prevent undue levels of antisocial behavior.

Light and odour pollution

- 8.20 The proposed external food cooking and preparation structures have potential to result in odour impacts from cooking. In addition the external seating and terrace areas also have potential to result in light pollution if significant amounts of external lighting are proposed. As such conditions are proposed to require details of flue extract equipment and external lighting to be submitted to ensure that these elements are acceptable.
- 8.21 Subject to the above the proposals are in accordance with Cambridge Local Plan (2018) policies 34 and 36.

Impact upon the character and appearance of the surrounding area

- 8.22 The application seeks retrospective consent for external bar and food servery structures and toilet block within the garden of the Engineers House. External structures at the rear of the main museum building and Engineers House have become an established feature of the Museum site over time. The structures are located to the rear and side of the main House and would not be unduly prominent in views from Riverside. In addition, these outdoor structures have helped to bring activity and vibrancy to the garden areas of the site, particularly during the covid pandemic when there has been increased demand for outdoor catering. As such in principle the siting of outbuildings within the grounds of the Engineers House in unobtrusive locations would not detract unduly from the character and appearance of the conservation area.
- 8.23 However the bar and food servery structures have a temporary appearance, featuring reclaimed and recycled materials which will not weather well over time, and could become untidy in appearance and detract from the appearance of the conservation area in the longer term. As such it is recommended that planning permission is granted on a temporary basis only, with a planning condition requiring the removal of the structures within 2 years of the date of the planning permission. If the applicants require bar / servery outbuildings in the longer term, then they could submit further planning applications for more robustly designed outbuildings at a future point.
- 8.24 Subject to the above the proposal is compliant with Cambridge Local Plan (2018) policies 57, 58 and 61. In making this assessment officers have also given special regard to desirability of preserving and enhancing the settings of listed buildings and conservation areas in terms of requirements of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

Transport

- 8.25 The use of the Engineers House has generated some additional trips to and from the site. However most trips will be by sustainable transport modes such as walking and cycling. As such the proposals have not resulted in undue impacts upon the local highway network, and no concerns are raised by the Highway officer.
- 8.26 Some comments have been raised that the proposed use results in cycle parking on nearby railings. No dedicated on-site cycle parking has been provided. However customers are able to bring cycles into the site, so that they can be kept under surveillance. Given the likely demand for cycle parking arising from the development, a condition is proposed requiring that details of cycle parking are submitted within 3 months of the date of the permission and provided 1 month after this. It is anticipated that there could be up to 10 staff present at the site, and whilst a significant amount of dining space is located outside, the building itself includes around 110sqm of floorspace. As such applying the Local Plan cycle parking standards for food and drink uses (2 spaces for 5 employees and 1 space per 15sqm of dining area) a requirement of 12 cycle parking spaces would be appropriate.
- 8.27 Subject to the above the proposal is compliant with Cambridge Local Plan (2018) policies 80, 81 and 82.

Carbon reduction and sustainable design

- 8.28 Policy 28 states that *“all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals”*.
- 8.29 The Engineers House has not been extended, with basic works of repair and refurbishment to bring the building back into use. As such it would not be reasonable to require significant enhancements to its environmental performance. The external bar, food survey and toilet block are outdoor structures with no enclosed areas and no requirement for space heating. As such these structures are also not required to achieve any specific environmental performance.

8.30 As such, the proposals accord with Cambridge Local Plan (2018) policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Inclusive access

8.31 Comments from the Access officer are noted, and it is also noted that the toilet facilities have already been installed. However it is considered that disabled access to the site is currently very challenging due to level changes. It would not be appropriate to grant planning permission for the proposed use and structures on a permanent basis, given this situation. As such it is proposed that the use and development is granted planning permission on a temporary basis only. In the longer term the applicants would be required to make further investments in the site, with more permanent buildings and improved step free access arrangements, possibly directly from the adjacent Museum forecourt, to secure permanent consent. A condition is also proposed requiring improvements to the disabled toilets, as noted in the access officer comments, within the next 3 months.

8.32 Subject to these conditions the proposals would comply with Cambridge Local Plan (2018) policy 56.

9.0 CONCLUSION

9.1 The proposed mixed restaurant / bar / entertainment / museum use of the site is acceptable in principle and will support the ongoing operation of the museum. Noise impacts and amenity impacts can be adequately addressed through appropriate conditions. The proposed outdoor structures have contributed to the activity and vibrancy of the site and are relatively unobtrusively located. However, they are temporary in appearance and have the potential to detract from the appearance of the site in the longer term. Disabled access to the site is also currently very challenging and would require improvement in the longer term. As such a condition is proposed requiring that the use and outdoor structures such as the bar and food servery are granted on a temporary basis only and shall be removed within two years. Further applications would need to be submitted for more robust, permanent

buildings, and step free access, in order to continue the proposed use in the longer term.

- 9.2 In making this assessment officers have given special regard to desirability of preserving and enhancing the settings of listed buildings and conservation areas in terms of requirements of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).
- 9.3 As such the grant of planning permission is recommended, subject to conditions.

10.0 RECOMMENDATION

GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent details: 1809 001; 1809 002; 1809 003; 1809 004; 1809 006; 1809 007; 1809 102; 1809 103; 1809 105.

Reason: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

2. Within 2 years of the date of this permission the hereby approved use shall cease, and the bar / food servery structures shall be dismantled and removed from the site, and land returned to its former condition.

Reason: The design and appearance of these structures would have the potential to harm the character and appearance of the surrounding area, and the disabled access arrangements inadequate, if the use / development is retained and operated in the long term.

3. Within 1 month from the date of this decision / grant of planning permission, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority and then on an annual basis thereafter shall be reviewed for the first three years of operation. The NMP shall be proactive, considerate and provide neighbour-based control with the purpose of identifying noise sources / activities, preventing, mitigating and reducing to a minimum potential

adverse noise impacts and disturbance to local residents resulting from the hereby permitted uses. The NMP shall include details, undertakings and procedures for (but not be limited to) the following:

- o The name(s) of on-site supervisor/s responsible for the behaviour of visitors, patrons and for liaison with local residents
- o Management and control of patrons / customers arriving and leaving, access to external areas, including any external area where people may congregate for any reason
- o Procedure for the identification, management and control of external / internal noise generating sources / activities and the control of noise breakout from within the building and vehicle movements including deliveries / collections and taxi use related noise
- o Consideration of acceptable noise levels / duration
- o Noise monitoring
- o Confirmation that no music (either amplified, voice or acoustic) will be played within the external area
- o Confirmation that the NMP will be reviewed annually and implemented as per updated details
- o Community Engagement / Liaison and Communication
- o Procedure / responsibilities for dealing with complaints - recording / logging of monitoring, complaints and response within time limits and shall include details of how the complaint was resolved
- o Complaints procedure / protocol: if a noise complaint is received, the premises management will investigate the complaint and take action to establish the cause, avoid re-occurrence and inform the local authority
- o Where activities are seen to generate complaints - procedure for how the NMP will be reviewed and adapted to mitigate against these issues
- o Training of staff and/or customer to ensure awareness of noise control measures in place and monitoring
- o Any other matters that are reasonably required by the local planning authority

The approved NMP shall be implemented as approved within one month of the date of approval and retained thereafter

Reason: In order to safeguard the amenity of the surrounding area and prevent noise disturbance.

4. The development / uses hereby approved and permitted shall only be open for business or to the public / customers between the hours of 1100 to 2200 Sunday to Friday and Bank Holidays and 1100 to 2300 on Saturdays.

Reason: In order to safeguard the amenity of the surrounding area and prevent noise disturbance.

5. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 0700 to 1900 daily.

Reason: In order to safeguard the amenity of the surrounding area and prevent noise disturbance.

6. Within 3 months from the date of this decision / grant of planning permission, details of external artificial lighting submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site (luminaire type / model, mounting location, height, orientation etc). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations detailed in the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01/2020 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

The artificial lighting scheme as approved shall be carried out / implemented within one month from the date of approval and maintained and retained thereafter.

Reason: To protect the amenity of adjoining and adjacent properties.

7. Within 3 months from the date of this decision / grant of planning permission, a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours and to discharge at an appropriate outlet height / level, shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be carried out / implemented within one month from the date of approval and maintained and retained thereafter.

The odour filtration/extraction/abatement system shall always be designed and operated in accordance the industry technical guidance "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA) dated 05-09-2018" or as superseded.

Reason: To protect the quality of life / amenity of nearby properties.

8. Within 3 months from the date of this decision / grant of planning permission, a noise impact assessment and a noise insulation / mitigation scheme as required to mitigate and reduce to a minimum the potential adverse noise impacts of any operational plant, machinery or equipment both internal and external, shall be submitted to and approved in writing by the local planning authority. The noise insulation / mitigation scheme as approved shall be carried out / implemented within one month from the date of approval of the scheme and retained as such.

Reason: To protect the quality of life / amenity of nearby properties.

9. Within 3 months of the date of this decision / grant of planning permission, details of cycle parking to accommodate a minimum of 12 secure cycle parking spaces shall be submitted for approval by the local planning authority. The cycle parking provision as approved shall be installed available for use by customers / staff and retained, maintained thereafter within one month of the date of approval of the scheme.

Reason: In order to ensure adequate provision of cycle parking to meet the requirements of customers / staff and to promote sustainable modes of transport.

10. Within 3 months of the date of this decision / grant of planning permission a scheme for improvements to the accessible toilet facilities within the site, which shall include handrails and basin to right of WC shall be submitted for approved by the local planning authority. The improvements shall be installed and made available for use by customers / staff and be retained, maintained thereafter within one month of the date of approval of the scheme.

Reason: In order to ensure adequate facilities for disabled users of the site.