



Planning Committee Date	2 nd November 2022
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	21/00809/FUL
Site	Cambridge Snooker and Pool Centre, Coldhams Road, Cambridge, CB1 3EW
Ward / Parish	Romsey
Proposal	Erection of a new linked warehouse for flexible use (Use Class E(g)(iii), Use Class B2 & Use Class B8), an extension to the rear/side of the existing building, demolition of the existing dwellinghouse and creation of new access to the site, car and cycle parking; Conversion of Snooker and Pool Centre (Use Class E) into flexible Use Classes (E(g)(iii), Use Class B2 & Use Class B8) and associated works
Applicant	Mr Ekber Aslan
Presenting Officer	Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Principle of Development 2. Design/Scale of development
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

1.1 The application seeks full planning permission for the following:

- Demolition of the existing dwelling house
- Change of use of the existing snooker and pool centre (Use Class E) to a flexible Use Class including Use Class E(g)(iii), Use Class B2 and Use Class B8, as well as including a rear/side extension to the building
- Erection of a new warehouse building to accommodate Use Class E(g)(iii), Use Class B2 and Use Class B8
- Creation of a new access to the site
- New car parking/cycle parking layout and associated development

1.2 The site contains a residential dwellinghouse which appears to be abandoned and is surrounded by hardstanding. The existing snooker and pool centre is no longer in use and has not been in operation since 2019. Given the redundant nature of the site, as well as its location being set within Coldhams Road Industrial Estate, officers consider the proposed development would be a more appropriate use on this site and is more in keeping with that of neighbouring premises.

1.3 There is an alternative snooker and pool club in Cambridge to accommodate the loss of the Snooker and Pool Centre in this location, for which existing members can use.

1.4 The design and scale of the new warehouse building is in keeping with the character and appearance of the area and is acceptable.

1.5 The proposal would result in the loss of a residential dwelling within the site however given the context of the site and the primary industrial use of the surrounding buildings, the loss of a residential dwelling is acceptable.

1.6 Following a change to the description of development proposed, a re-consultation period has been undertaken for 21 days. No further comments have been received.

1.7 Officers recommend that the Planning Committee approve the application, subject to conditions which are attached to the end of this report.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	X
Listed Building		Flood Zone 1, 2, 3	X

Building of Local Interest		Green Belt	X
Historic Park and Garden		Protected Open Space	X
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The site is located within a designated commercial and industrial site and is currently occupied by a Snooker and Pool Club and a two storey dwelling (Orchard Cottage), set within a large car park. The site is accessed via Coldhams Road.
- 2.2 The neighbouring development contains industrial uses and comprises single storey buildings which adopt a mix of brick and timber materials and resemble a typical industrial use style.
- 2.3 Adjacent to the rear of the site, lies Coldham's Common which is designated as Green Belt, Protected Open Space and a Local Nature Reserve.
- 2.4 Immediately to the rear of the site, lies a brook which is within designated Flood Zones 2 and 3 (Moderate – High Flood Risk), which slightly encroaches into the rear of the site.
- 2.5 A railway line is situated to the north west of the site, on the opposite side of Coldhams Road.

3.0 The Proposal

- 3.1 As summarised above, the application proposes the following elements of development:
- Demolition of the existing dwelling house
 - Change of use of the existing snooker and pool centre (Use Class E) to a flexible Use Class including Use Class E(g)(iii), Use Class B2 and Use Class B8, as well as including a rear/side extension to the building
 - Erection of a new warehouse building to accommodate Use Class E(g)(iii), Use Class B2 and Use Class B8
 - Creation of a new access to the site
 - New car parking/cycle parking layout and associated development
- 3.2 The existing footprint of the snooker and pool club would largely remain the same, with the main changes being internal only. There would be some minor extensions along the rear (north) elevation of the existing building to accommodate a kitchen, toilet and office facilities. This building

would be sub divided into Unit 1, Unit 2 and Unit 3 and would accommodate Use Class E(g)(iii), Use Class B2 and Use Class B8.

- 3.3 The new warehouse building would be situated to the rear of the site and be set to the south of the existing building. This is labelled as Unit 5 and would also comprise a Use Class E(g)(iii), Use Class B2 and Use Class B8.
- 3.4 The existing dwelling would be demolished and replaced with a new car park area, comprising 37 car parking spaces with a one-way system. As part of this new layout, a new access will be created alongside the existing access. There are also 44 cycle parking spaces proposed along the front of the site.

4.0 Relevant Site History

- 4.1 No relevant site history

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 4: The Cambridge Green Belt

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 67: Protection of Open Space
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010

6.0 Consultations

6.1 County Highways Development Management

6.2 No objections as Coldhams Lane is a private road and not adopted. The County's Transport Assessment Team will need to be consulted.

6.3 County Transport Assessment Team

6.4 No objections. The proposed use is not considered to result in an increase in trips associated with the proposed development and would not cause an unacceptable impact on the local highway network.

6.5 Environmental Health

6.6 No objections subject to a condition restricting construction hours and an informative regarding the detection of any unexpected, contaminated land.

6.7 Cambridgeshire Fire and Rescue Team

6.8 No objections subject to a condition requesting the provision of fire hydrants

6.9 Anglia Water

- 6.10 No objections subject to conditions requesting a foul water and surface water management strategy.
- 6.11 **Network Rail**
- 6.12 No objections subject to informatives regarding the safe operation of the railway line
- 6.13 **Access Officer**
- 6.14 No objections subject to double doors needing to be powered or have one leaf at least 900mm. All toilet sets need to have one unisex wheelchair accessible toilet and the mezzanine needs lift access.
- 6.15 **Drainage Officer**
- 6.16 No comments have been submitted as the application needs a Flood Risk Assessment to be submitted due to the rear boundary of the site lying within an area of high surface water and flood risk, as indicated on the EA's records.
- 6.17 **Environment Agency**
- 6.18 No objections
- 6.19 **Ecology Officer**
- 6.20 No objections subject to conditions requesting a Biodiversity Net Gain being demonstrated on site and ecological enhancements, such as bird and bat boxes.

7.0 Third Party Representations

- 7.1 24 representations have been received.
- 7.2 All representations received have raised objections on the following grounds:
- No alternative snooker clubs in Cambridge for existing members to use
 - Cambridge Snooker Centre is a much needed public asset which hosts a range of snooker competitions and is still readily used
 - The closure of the snooker club would be detrimental and valued just as much as playing field is for outdoor sports
 - The pandemic is the reason why the snooker club is not used as much anymore

- The loss of the snooker club would result in a loss of diverse network of players across the county
- Nowhere else would provide a safe place for young snooker players to learn and become professional
- More funding should be provided to help bring back the snooker centre into full use
- The snooker centre has been used for over 20 years and should remain in use as its been an important community asset
- The proposal is contrary to Policy 73 of the Local Plan which seeks to protect community assets and if they are to be lost, the applicant needs to demonstrate the loss with a robust district wide needs assessment
- Too many snooker clubs are closing down and soon there won't be any left for people to get into snooker

8.0 Member Representations

- 8.1 One representation has been received from Cllr Baigent requesting the application to be presented to the Planning Committee, should the application be refused by Officers.

9.0 Local Groups / Petition

- 9.1 N/A
- 9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

Demolition of Existing Dwellinghouse

- 10.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need.
- 10.3 There is an existing residential dwelling located within the middle of the site, called Orchard Cottage. This dwelling appears to be abandoned and is to be demolished as part of the proposal. Although Policy 3 of the Local Plan seeks to retain and increase housing provision, Officers consider that given the location of the site being within an industrial area, the level of amenity is poor for the occupants (if any) of this dwelling and is an inappropriate use on this site. Some of the windows are boarded up and it

seems to be abandoned. Therefore, the principle of losing the dwelling is not considered to be detrimental in this instance and is acceptable.

Proposed Uses

- 10.4 The existing use of a Snooker and Pool Centre falls within Use Class E. The proposal intends to change the use of this building to accommodate more industrial uses, which fall within the Use Classes E(g) (iii), B2 and B8. For clarification, Use Class E(g)(iii) is classed as (light) industrial processes (i.e. being an industrial use, which can be carried out in any residential area without detriment to the amenity of that area); Use Class B2 is classed as General industrial; and Use Class B8 is classed as Storage and Distribution. In addition, the new warehouse building to the rear of the site would also accommodate Use Class E(g)(iii), Use Class B2 and Use Class B8.
- 10.5 Given the location of the site being set within an industrial estate which comprises similar uses to that proposed here, the proposed industrial use and associated uses are considered to be more acceptable than the existing snooker and pool centre and residential dwelling. As such, Officers consider the proposed use to be acceptable in principle.

Loss of the Snooker and Pool Centre

- 10.6 Members will note that a snooker club use falls within the wider use class category E (as set out in the description of development) and therefore more generally a change of use in these circumstances to other class E uses, including E(g) light industrial, is not required as no development is deemed to have occurred. However, in this specific case the history for the snooker club and Condition 5 of permission C/87/0327 states that the premises shall be used only as a snooker club and for no other purposes. As such, planning permission is expressly required and policy 73 is engaged.
- 10.7 Policy 73 of the Cambridge Local Plan 2018 states that the loss of a facility or site that was last in use as a community, sports or leisure facility will only be permitted if it is demonstrated that:
- i. the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or
 - j. the facility/site is no longer needed
- 10.8 In providing evidence that a facility/site is no longer needed, the guidance in Appendix K of the Local Plan should be adhered to.

- 10.9 Furthermore, the supporting text of Policy 73 under paragraph 8.10 refers to Table 8.3 which lists a number of facilities which fall within the scope of a leisure category. Snooker/pool halls are listed within this table and is therefore classed as a leisure facility.
- 10.10 All of the representations received on the application have raised objections to the loss of the snooker and pool centre, as it has provided a community use for a number of years. The main theme amongst the objections received refer to the loss as being significant and that there are no other snooker clubs within Cambridge which would be able to provide the variety of snooker championships and attract the diverse range of players which this snooker club attracts. It also noted that following a re-consultation for 21 days, no additional comments have been received from third parties.
- 10.11 The applicant has submitted marketing information which demonstrates that the snooker club was advertised as being available to let in January 2020. This was undertaken by Eddisons and provides information about the building, its use, rent per annum and lease terms. This was carried out over a course of 1.25 years between 2nd October 2019 and 5th February 2021. There is an email dated 1st July 2021 from Eddisons which confirms there was very little interest from prospective purchasers, especially from snooker club operators.
- 10.12 There are comments raised amongst the objections received, referring to the pandemic impacting the use and the longevity of the snooker club, causing the permanent closure. Officers understand the snooker club is no longer in use and hasn't been since the middle of 2019. Officers acknowledge that the marketing exercise was undertaken during the pandemic which may have influenced the results of the exercise however, the operation of the club did cease prior to the pandemic. Following a site visit and discussion with the applicant (owner), the premises has not been in operation for a significant amount of time and does not give any assurances that the club is still a viable use.
- 10.13 The objections raised are noted, the snooker club was in operation for a number of years and was one of very few snooker clubs to operate within Cambridge. Despite this, the applicant has demonstrated that the snooker club is no longer viable through a marketing exercise.
- 10.14 Paragraph K.8 of Appendix K of the Local Plan outlines requirements for which marketing exercises should adhere to ensure their validity. It should be noted that these are guidelines only and are 'generic requirements' for which applicants should follow.
- 10.15 The marketing information submitted provides the following:

- The company name of who carried out has been supplied within the information (Eddisons) (accords with part a)
- The marketing exercise was carried out for 1.25 years and therefore at least 12 months (accords with part b)
- The site has been marketed as a snooker club which is the existing use (accords with part c)
- The marketing information demonstrates that the site was marketed with the use of appropriate signage, advertisements in local press, estate agents and in general contains evidence of all sales literature (accords with part d)
- Details of approaches and offers have been listed and reasons for why the prospective purchases decided not to let the building have been detailed in the email dated 1st July 2021 (accords with part e)
- The attempt to sell the site details all of the aspects of the site and does not focus on any one specific part (accords with part f)

10.16 In the view of officers, the applicant has provided marketing information in accordance with the guidance as set out under Appendix K of the Local Plan and, given the snooker club is no longer in use and has ceased in operation since the middle of 2019, despite the pandemic, officers consider the loss of the snooker club to not be a detrimental loss of a community facility in this instance. As such, the principle of development is in accordance with Policy 73 of the Local Plan and is acceptable.

10.17 **Design, Layout, Scale and Landscaping**

10.18 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

10.19 Units 1, 2 and 3 will be formed as a result of internal works with modest additions along the rear elevation (north) of the existing building. These changes will not significantly alter the external appearance or scale of the building and are therefore acceptable.

10.20 The new building (Unit 5) would be located to the rear of the site, set hard up against the eastern boundary. It would comprise a footprint of 465.8m² and a height of 7.3m which would match the existing ridge height of the existing building and therefore would be in keeping with the scale of development already on the site. The materials would comprise cladding and brickwork with UPVC windows which are adopted on other neighbouring buildings within the industrial estate and are therefore acceptable.

10.21 The overall layout of the development would adopt a one way system around a central car parking area. This would be a suitable layout and would maintain sufficient space for access into each of the buildings for future users and is acceptable.

- 10.22 A mature tree belt runs along the rear boundary of the site, which acts as a buffer to Coldhams Common to the east. These trees are to be retained as part of the proposals which is welcomed. However, officers consider it appropriate to impose a condition requesting details of all hard and soft landscaping details to ensure the proposal is in keeping with the area and that the maximum amount of soft landscaping is utilised.
- 10.23 Overall, the proposed development is considered to create an appropriate form of development within this location and would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.
- 10.24 **Carbon Reduction and Sustainable Design**
- 10.25 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.26 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 10.27 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.28 The application is not supported by any renewable energy statement or information demonstrating the development will achieve the desired BREEAM excellence for carbon emissions and therefore Officers have recommended a condition requesting a BREEAM Design Stage Certificate within 6 months of the commencement of development. Another condition is also recommended requesting a BRE issued post Construction Certificate to ensure the building is constructed to an acceptable level in sustainability terms.
- 10.29 Subject to these conditions, the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 10.30 **Biodiversity**
- 10.31 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity

following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 10.32 The site is located adjacent to a Nature Reserve located to the east. The applicant has submitted a Preliminary Ecology Appraisal which concludes that the proposed works would not result in any harm upon local species within the area. The findings also confirm that the buildings are not suitable for bat roosts.
- 10.33 The Ecology Officer has been consulted on the application and is satisfied with the findings of the ecology report however no Biodiversity Net Gain (BNG) baseline assessment has been undertaken, which is now a requirement for all development of this type of scale. As such, Officers consider conditions requesting BNG measures and specifications, as well as ecological enhancements such as birds and bat boxes, are necessary and reasonable to ensure the development provides a BNG and enhances biodiversity within the locality.
- 10.34 As such, Officers are satisfied that the proposed development would not result in adverse harm to protected habitats and species subject to conditions and is therefore compliant with Policy 70 of the Cambridge Local Plan (2018) and the Biodiversity SPD.
- 10.35 **Water Management and Flood Risk**
- 10.36 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.37 Most of the site is located within Flood Zone 1 and is therefore considered at a low risk of flooding. However, the rear boundary of the site is located within Flood Zones 2 and 3 which have higher risks of flooding.
- 10.38 The Drainage Officer has commented and has requested a Flood Risk Assessment to be provided for the proposed new building, to ensure this aspect of the development would not result in any flood risk. However, the Environment Agency (EA) have been consulted on the application and have raised no objections.
- 10.39 Given the proposed development is classed as 'less vulnerable', officers are of the view that the proposed development would not be liable to flood risk. This is supported by the EA who have referred the applicant to their standard advice which details advice regarding the adoption of flood

resilient measures and should follow current Government Guidance. These will be added as informatives to any planning permission granted.

10.40 Anglia Water have also been consulted on the application and have raised no objections to the proposal, subject to conditions requesting schemes for foul water and surface water management, which are considered necessary and reasonable in this instance and are recommended.

10.41 As such, the applicants have suitably addressed the issues of water management and flood risk and therefore the application is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.42 **Highway Safety and Transport Impacts**

10.43 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

10.44 Paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.45 The Local Highway Authority have been consulted on the application and have raised no objections as Coldhams Road is not adopted and therefore the proposal will not result in any significant impact upon the safe and effective operation of the adopted highway. They have recommended that the County's Transport Assessment Team are consulted.

10.46 The Transport Assessment Team have raised no objections to the proposal as the proposed use would not result in any significant additional traffic volumes compared to the existing use.

10.47 As such, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.48 **Cycle and Car Parking Provision**

10.49 Cycle Parking

10.50 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for offices is 1 space per 30m² Gross Floor Area and for general industry is 1 space for every 3 members of staff. A total of 44 cycle parking spaces are proposed which also includes some visitor parking space which is purely on merit as stated under

Appendix L. The proposed cycle parking would be located to the front of the site which would be easily accessible for future users to use. As such, the number of cycle spaces provided is in accordance with the standards set out within Appendix L.

- 10.51 Officers have recommended a condition to secure details of the cycle parking to ensure it is secure and lockable, in accordance with Policy 82 of the Local Plan.

10.52 Car Parking

- 10.53 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. The site is located outside of the Controlled Parking Zone and therefore the standards state that 1 space per 40m² Gross Floor Area is suitable for this type of development. The total floor areas proposed is 1476m² and therefore the number of car parking spaces required is 37, which is proposed. As such, the total number of car parking spaces is in accordance with the standards as set out under Appendix L.

- 10.54 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for every two car parking spaces in non residential developments, and at least one fast EV charging point for every 1000m² floor space, if a rapid charge point is technically impossible due to grid supply constraints which evidence must be provided for.

- 10.55 The Environmental Health Officer has been consulted on the application and has not recommended any conditions to ensure the car park is installed with EVC points. Officers therefore consider a condition is necessary to ensure that a sufficient number of dedicated EVC points are installed within the site, prior to occupation.

- 10.56 As such, subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.57 **Amenity**

- 10.58 Policy 35, 50, 53 and 58 seek to preserve the amenity of neighbouring and future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

- 10.59 Given the location of the site being within an industrial site where there are no neighbouring residential properties within the immediate locality, the proposed development is not considered to result in any significant impact in terms of neighbour amenity.

10.60 The proposed use is considered to be an acceptable use within this location and is of a scale which is in keeping with the existing uses of neighbouring premises.

10.61 Construction and Environmental Impacts

10.62 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of neighbouring premises. These conditions are considered reasonable and necessary to impose.

10.63 As such, the proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) Policy 35.

10.64 **Green Belt**

10.65 The land situated to the east of the site is designated as Green Belt land. Given the proposed development would be wholly within the site and not within the Green Belt, the proposal is not considered to have any significant impact upon the openness of the Green Belt and is acceptable in terms of Policy 4 of the Local Plan.

10.66 **Protected Open Space**

10.67 The land situated to the east of the site is also designated as Protected Open Space (POS). Given the proposed development would be wholly within the site and not within the POS, the proposal is not considered to have any significant impact upon the special character and amenity of the POS and is acceptable in terms of Policy 67 of the Local Plan.

10.68 **Other Matters**

10.69 The comments raised by the Access Officer are noted however given the proposed use would not be residential use, the proposal does not need to comply with Building Regulations under M(4)2 and therefore an informative will be added to ask the applicant to make sure the building is suitable for all users.

10.70 **Planning Balance**

10.71 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise

(section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.72 The proposal will provide a use which is more acceptable within this location and is of a scale which is in keeping with the neighbouring uses. It is acknowledged that this would lead to the loss of a community facility, however, the evidence provided confirms this facility is no longer viable and has been permanently shut for the last few years. On balance, officers consider the proposal to be acceptable.

10.73 **Recommendation**

10.74 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning 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 91 of the Town and Country Planning Act 1990 (as amended by 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 development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

- 4) No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any

part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 5) No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) 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;
 - b) 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;
If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
 - d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

- 6) No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will

be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 7) Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 8) The development hereby approved shall not be occupied until a BRE issued post Construction Certificate has been submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by

a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 9) No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

- 10) The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

- 11) Prior to the use of the development hereby approved, no permanent connection to the electricity distribution network shall be established until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that at least one active electric vehicle charging point for every two car parking spaces and at least one fast charging point are provided.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

12) No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

Informatives:

- 1) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 2) Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning

department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

- 3) The construction activities that are permitted within the extended hours of operation should be limited to those activities which cause the least noise and will not give rise to excessive noise, disturbance, vibration or dust.

Other regulatory regimes which may affect construction working remain in force and are not affected by this change. Applicants should be mindful of their responsibilities with regards to health and safety, the environment, and the local community, separate to the planning considerations. This includes control of working hours under sections 60 and 61 of the Control of Pollution Act 1974. It could be a criminal offence if extended working hours are implemented without first seeking permission through this route, where applicable.

In the usual way, communities may contact their local authority and register concerns over excessive noise, vibration, odour, light or dust. The local authority has a duty to investigate complaints and is required to take enforcement action under the relevant legislation.

- 4) If unexpected land contamination is encountered during the development works, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of an Intrusive Site Investigation Report and a Remediation Strategy specific to the newly discovered contamination. The Remediation Strategy shall be implemented in full.

- 5) The developer should be aware of their responsibilities in ensuring that their proposal does not:
- Encroach onto the Network Rail land
 - Affect the safety, operation or integrity of the company's railway and its infrastructure
 - Undermine its support zone
 - Damage the company's infrastructure
 - Place additional load on cuttings
 - Adversely affect any railway land or structure
 - Over-sail or encroach upon the air-space of any Network Rail land
 - Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future
- 6) The applicant is referred to the Environment Agency's standard advice for development which is classed as 'less vulnerable' at Enquiries_EastAnglia@environment-agency.gov.uk. This is to establish finished floor levels and consider the need for any additional flood resilient measures.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs