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**MAIN CASE**

**Reference No:** 14/01006/FUL

**Proposal:** Alterations and extensions

**Site Address:** Lode Village Social 45 Lode Road Lode Cambridge CB25 9ET

**Applicant:** Mr Craig Stretton

**Case Officer:** Rebecca Saunt Senior Planning Officer

**Parish:** Lode

**Ward:** Bottisham

**Ward Councillors:** Councillor Robert Stevens  
Councillor Kevin Ellis

**Date Received:** 15 September 2014      **Expiry Date:**

[P224]

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1.0 **RECOMMENDATION**

1.1 Members are recommended to **approve** this application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

1. Approved plans
2. Time limit
3. Material samples
4. Proposed car parking spaces
5. External plant or venting
6. Noise management plant
7. The LAeq (Entertainment Noise Level) shall not exceed LA90
8. The L10 (Entertainment Noise Level) shall not exceed L90
9. Hours of use
10. External events
11. Deliveries and collections
12. Construction times
13. Means of escape
14. Glass recycling
15. Details of bin store

2.0 **SUMMARY OF APPLICATION**

- 2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcamb.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.2 The application seeks permission for alterations and extensions to the existing Lode Village Social Club. The proposed alterations are to provide a general purpose meeting room/bar, plus new toilet facilities to the rear of the building and to provide a lounge/function area. The proposed alterations would be accommodated in the proposed single storey extension to the rear and within the existing building. The rear single storey extension would comprise of a flat roofed section and a pitched roof section. The extension would project 10.5 metres from the rear elevation of the existing building. The extension would have a width of 9.2 metres, adjacent to the existing building, decreasing down to 8.3 metres at the rear section of the extension. The rear extension would have an eaves height of 2.2 metres and a maximum ridge height of 4.2 metres. The rear extension would be constructed with roof tiles to match the existing and bricks and incorporate an oak/glazed screen in the rear elevation.
- 2.3 The proposal also seeks to extend to the front of the building to provide a revised main entrance. The porch to the front of the building would extend 3.1 metres from the existing front elevation and would be the same width as this section of the existing building (8.2 metres). The porch extension to the front would sit in line with the existing ridge and eaves height of the building, introducing a glazed front with oak feature purlins and trusses, above a brick plinth.

### 3.0 PLANNING HISTORY

#### 3.1

74/00125/RMA	Extension	Approved	24.06.1974
04/00730/ADI	Club sign	Approved	14.07.2004
14/01307/CLE	Certificate of Lawfulness for an existing use as a Golf Lounge (use class D2)	Refused	21.01.2015

### 4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site comprises an existing social club, which is a sui generis use located within the development envelope of Lode. The site is not within the conservation area, but is located opposite the conservation area. The application site is surrounded by residential properties.
- 4.2 The existing building has been extended in the past and comprises a mix of single storey and two storey elements, with either pitched or flat roofs. The building is set back from the road with an area of hardstanding situated to the front, which is used for car parking. There is a single width vehicular access from Northfields to the rear of the building, which also leads to an area of hardstanding, which has been used in

the main for deliveries to the club.

## 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below.

Parish  
Ward Councilors  
Local Highways Authority  
Environmental Health  
Conservation Officer  
Access Group

The full responses are available on the Council's web site.

**Parish Council** – The possible future of the building is of considerable interest to the parishioners of Lode and it is therefore important that any application for change of use is fully detailed so that it can be properly considered. The application shows, changes, improvements and extension to the club but without any reference to future use. Understand directors of social club are in the process of selling the property and on the understanding that the property is to be converted to a pub/restaurant and operated as such for a period of at least 10 years, to ensure that there would continue to be a community facility in the village. Number of representations received from local residents concerned about parking, traffic, noise, waste storage and disposal, fumes from cooking and loss of privacy. We have the following specific issues:

- Parking – No change to existing 8 parking spaces, parking in vicinity has caused problems in the past and likely will be an increase in customers arriving by car. Hard standing area to rear of the building is apparently not a designated parking area, although has been used in the past and parking extended into the access way, potentially obstructing access by emergency vehicles. Likely to be an increase in on-road parking.
- Employment – Applicant states will be 3 full time staff and five part-time. When operated as a social club was 1 full time employee with interim help. Good news for employment prospects but apparent the applicant has plans for the future use of the building which are not made clear as part of application.
- Hours of opening – Applicant claims hours of opening are 'not known', clearly plans for future use of the building which would involve increased opening hours.
- Current status – Applicant states site is not vacant, whereas, in fact it is no longer in use.

In favour of any legitimate future of the use of this site but any application should be transparent about the nature and extent of changes. The present plan lacks detail and fails to describe the intended use for this site. If the plan is to change the use to a pub/restaurant then would be helpful to know hours of opening and the number of

covers required, it would then be possible to judge the scale of the operation and compare it with the former long term use of the site.

The traffic assessment is an attempt to counter the concerns; we believe it exaggerates the previous levels and playing down the future levels. People who worked at social club walked to work and there was only one full-time employee. Statement within the assessment does not make sense *“any increase will be negated by the fact that the interior of the building is being redesigned to provide much larger areas of seating thereby reducing the actual potential number using this part of the building.”* No mention of conversion included within the assessment.

**Cllr Robert Stevens** – I would like the application to be considered by the Planning Committee, particularly bearing in mind the responses from Lode Parish Council and the Lode Social Club Committee.

**Highways** – The Highway Authority advised that the application should be refused in its present format as the applicant has not provided sufficient data to demonstrate the potential impact that the creation of 6 additional full time employees may have on the adopted public highway. The Highway Authority request may be overcome if the applicant provides a Transport Statement.

Following the submission of a Transport Statement the data presented strongly suggests that the proposed alterations to the Social Club will create limited change to the existing situation in terms of the operation of the building and the traffic generation (all modes) associated with the same. Therefore, the Highway Authority’s request that the application be refused on the grounds of lack of information has been overcome.

**Environmental Health** – Due to the changing structure and inclusion of a number of new velux rooflights as well as the extensive glazing to the end aspects we do have concerns. Glazing affords less noise attenuation than brick and therefore we consider there is potential for there to be issues with regards to noise from the proposed function rooms. This is a rural area so any excessive noise breakout would not be in keeping with the surroundings. The nearby properties are also in very close proximity and due to the limited information available within the application we would therefore recommend the following conditions, including a Noise Management Plan as well as a noise condition.

- Hours of use shall be restricted to the following:

08:00 – 00:00 each day

08:00 – 01:00 on Christmas Eve, New Years Eve and Bank Holidays

- External events with amplified music/live music shall be limited to 6 per calendar year and shall be limited to the following hours:

10:00 – 22:00 on any day

- Deliveries and collections shall be limited to 09:00 - 18:00 each day Monday to Saturday.

From the plans submitted there appears to be a large kitchen, however I cannot see any external plant or machinery or outlets/inlets from/to the kitchen etc on the submitted plans. I would therefore recommend a condition as follows:

- No external plant or venting shall be installed without prior written agreement with the LPA by way of formal planning application.

This is to protect residential amenity as the surrounding properties are in close proximity so we would require details to ensure any impact from odour or noise will be adequately mitigated, including that from the ventilation system and condensers etc. These could be controlled by way of condition on any permission given.

Further conditions would be required for a noise management plan, and the entertainment noise level when measured and/or calculated from the façade of any noise sensitive premises.

As residential properties are in close proximity to the site would also ask that building work be confined to between the hours of 8am – 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or bank holidays.

**Conservation Officer** – The revisions to the design of the extension to the rear are not visible from the streetscene and therefore any impact will be minimal. In terms of the extension to the front, the reduction in timber frame is welcomed and does improve the appearance of the proposal. It creates a less fussy frontage to the streetscene and addresses concerns raised by officers. No objection from a conservation viewpoint.

**Access Group** – Proposed front extension should be step free entrance and a porch/weather protection is required if door is not automated. No blue badge parking area shown to the rear and the ramp needs handrails, weather protection if the door is not automated. Access appears restricted on way to WC and accessible WC not laid out to part M re: door opening.

5.2 **Neighbours** – 27 neighbouring properties were notified and the responses received from 24 addresses are summarised below. 11 letters of objection were received and 13 letters of support. Full copies of the responses are available on the Council's website.

Highways

- Object to rear access being used as a car park and access as was agreed when planning consent granted that this access be used for delivery only and not as a car park;
- Increase in pollution from more traffic;
- Unsociable parking along Northfields and Lode Road as no parking allowed at rear of building;
- Not enough parking for staff and clients and will increase street parking;
- Insufficient turning space on entry and exit of the rear entrance;
- Safety concerns on Northfields;
- No parking restrictions;

- All construction vehicles should be parked on site and not on the road;
- Incorrect information in transport statement in relation to number of staff and deliveries and social events

#### Residential Amenity

- Noise late at night from users of site and extractor fans;
- Cooking odours;
- Hygiene from waste food, litter and vermin;
- Issues with vomit and urinating;
- Loss of privacy;
- Ruin chance of a peaceful, happy home;
- Extension have noise impact on use of our garden, especially in summer months when windows and roof lights open;
- First floor extension conditioned that fire escape and window to be obscurely glazed. However, this condition has been flouted as now clear glass;
- Flat roof unsustainable for purpose intended as security risk and would overlook garden and likely to be used by smokers;
- Light pollution;
- Glazed restaurant will overlook property;
- Overbearing to property;
- Staff door unacceptable because of noise and disturbance;
- Building has poor sound insulation;

#### Visual Amenity

- Spoil character of Lode village
- Rear extension would affect boundary hedge;
- Single storey extension of excellent design;
- Proposals in keeping visually;
- Uplift a drab looking building

#### Other Issues

- No planning application letter has been placed on the premises;
- Oppose change to a pub/restaurant;
- No market for such proposal as other premises fighting for trade;
- Disaster to villagers having to go through all problems encountered before when club was operating;
- Application forerunner to a further application for a change of use;
- No information submitted in relation to change of use;
- Do not show disposal and storage of waste;
- No covered area shown for smokers;
- Loss of community amenity;
- Social club and golf lounge ceased to be economically unviable;
- Operation proposed is too large and village cannot support it;
- Extension built over underground electricity supply to property;
- Is drain adequate for much enlarged kitchen and toilet block?
- Fire escape to the ground needed;

#### Support

- Building sold on condition changed to a pub/restaurant to benefit community, therefore support application to improve building;
- Lode currently dying on its feet and desperately need some form of regeneration to provide something for local people;
- Make a valuable local amenity for future generations to enjoy;
- In all the time living to rear of building not encountered any of the problems highlighted;
- Never experienced anti-social behaviour and do not anticipate this will change;
- Unable to understand complaints relating to car parking, small and noise as nothing in application seems to relate to these items of complaint;
- A lot of people with no transport rely on the club;
- Social club been miss-managed in the past;
- Residents purchased properties with full knowledge in close proximity o this facility;
- Residents of Lode should follow Reach who clubbed together to buy pub and run a popular bar and restaurant;
- Do not want to loose last meeting point in the village, already lost 2 public houses;
- Village needs a pub and this would be a positive impact on village;

## 6.0 The Planning Policy Context

### 6.1 East Cambridgeshire Core Strategy 2009

CS1	Spatial Strategy
S3	Retaining community facilities and open space
S6	Transport impact
S7	Parking provision
EN2	Design
EN5	Historic conservation

### 6.2 East Cambridgeshire Draft Local Plan Pre-submission version (as modified)

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 2	Design
COM 3	Retaining community facilities
COM 7	Transport impact
COM 8	Parking provision
ENV 11	Conservation Areas

### 6.3 National Planning Policy Framework 2012

	Core Planning Policies
1	Building a strong, competitive economy
7	Requiring good design

### 6.4 Planning Practice Guidance

## 7.0 PLANNING COMMENTS

### **Principle of Development**

- 7.1 The site is located within the development envelope of Lode, where the principle of development is generally supported, providing that all material planning considerations are satisfied.
- 7.2 The site comprises an existing social club, the use of which has now been established through the submission of a Certificate of Lawfulness for an existing use, which was submitted during the course of this application. The Certificate of Lawfulness application ascertained that the use of the building is classified as a sui generis use. The applicant has advised that it is proposed to maintain the existing use of the building. As the use of the building is classified as a sui generis use any change to the use of the building would require the benefit of a change of use application and the applicant has been made aware of this.
- 7.3 The use of the building has been ascertained as a social club, which is viewed as a community facility. The provision of such facilities is vital to maintaining the quality of life in local centres and boosting the social and economic vitality of the community as a whole. Policy S3 of the Core Strategy, 2009 and COM 3 of the draft Local Plan seek to retain community facilities. While these policies in the main seek to prevent the loss of such facilities, this application would ensure the existing use of the building is retained and therefore a community use would remain in Lode, in accordance with the above mentioned policies. Additionally, paragraph 28 of the NPPF notes that to promote a strong rural community local plans should promote the retention and development of local services and community facilities in the village.
- 7.4 During the course of the application 13 letters of support were received from residents who consider that Lode desperately needs some form of regeneration to provide a facility for local people and they do not want to lose the last meeting point in the village. Community facilities are vital in rural communities and therefore in principle an application to re-generate an existing social club, which residents have advised has failed in the past, is supported to enable the continued use of such a facility.

### **Residential Amenity**

- 7.5 Policy EN2 of the Core Strategy, 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified) seek to protect the residential amenity of nearby occupiers. A number of concerns have been raised by neighbours in relation to the impact of the proposal on residential amenity. The existing building has permission to be used as a social club at present and therefore the overall use of the building cannot form part of the discussions as part of this application.
- 7.6 The front extension would not create any adverse impact in terms of overlooking or being overbearing due to the design and the siting/position of the extension in relation to neighbouring properties. The extension to the rear would be situated adjacent to the boundary with No. 47, where there is already an existing single storey flat roofed building. Therefore as this element of the extension would be flat roofed, it is not considered that it would be overbearing, given the existing building in situ. The other element of the rear extension would still be single storey, but



would have a pitched roof. The side elevation of the extension would be stepped in from the boundary with 36 Northfields, to allow access to the existing lobby, situated at the side of the building. Amendments have also been sought which stepped the rear section of the extension further in from the boundary with 36 Northfields, to ensure there would be no impact on the existing boundary treatment (hedging) in situ along this elevation and on the residential amenity of this property. Existing boundary treatments are in place, including a hedge and a number of trees, located within and on the boundaries of the neighbouring properties. The extension is single storey and given the existing buildings in situ to the rear of the social club and the separation distance from neighbouring properties it is considered that it would not be overbearing on the neighbouring properties.

7.7 Roof lights are proposed in the side elevation of the pitched roof. However, given their height in relation to the finished floor level, they would not introduce any overlooking. The main elevation which incorporates glazing in the rear extension would be the rear elevation. The rear elevation of the extension would be situated 10.5 metres from the boundary with the property to the rear and 25 metres from the rear elevation of 32 Northfields. The proposed glazing would be at ground floor level as the extension is only single storey and given the siting of the building and extension in relation to neighbouring properties and boundary treatments, it is considered that it would not create an unacceptable level of overlooking which would warrant a refusal of this application.

7.8 A number of conditions have been recommended by Environmental Health Officers in relation to construction hours, operating hours, external plant and venting, noise management plan, entertainment noise level, events with amplified/live music and delivery hours, location and design of bin store and limiting the times that glass recycling can be emptied into external bins to ensure the residential amenity of neighbouring occupiers is protected. A condition has also been recommended to use the flat roof only as a means of escape and for no other purpose, to further protect residential amenity of neighbouring properties. However, some of the concerns raised by neighbours in relation to customer's behaviour are not material planning considerations.

### **Visual Amenity**

7.9 Policy EN2 of the Core Strategy and policy ENV2 of the draft Local Plan Pre-submission Version (as modified) seek to ensure that all new development will be designed to a high quality, enhancing and complementing local distinctiveness and public amenity. The existing building is of a simple design with a pitch roof when viewed from the front and has a flat roofed extension to the rear and a flat roof porch, situated on the front elevation. It is considered that due to the additions in the past to the building that overall the building is of little architectural merit.

7.10 The proposed alterations to the front of the building, which would increase the size of the entrance porch, would improve the overall appearance of the front elevation of the building, when viewed in the streetscene.

7.11 An existing two storey flat roofed extension is situated to the rear of the building, with the ridge height situated slightly higher than the ridge height of the original pitched roof building. The proposed single storey rear extension would be situated to the rear of this part of the building. An existing single storey flat roofed building is situated along the boundary at the rear with 47 Lode Road and this section of the

proposed extension would remain as a flat roofed building for a width of approximately 3 metres. The remainder of the rear extension would have a pitched roof and would mimic the design of the proposed glazed porch incorporating an oak/glazed screen in this elevation. It is considered that the proposed extension would greatly improve the appearance of the rear elevation of the building, by breaking up the existing wide and bulky two storey extension.

- 7.12 The proposed extensions to the building would therefore enhance and improve the overall appearance of the existing social club building and would meet the requirements of policy EN2 of the Core Strategy, 2009 and policy ENV2 of the draft Local Plan Pre-submission Version (as modified).

### **Historic Environment**

- 7.13 The building is not a listed building and while not located within Lode Conservation Area, it is situated opposite the conservation area. The proposed rear extension would not be visible from Lode Road and therefore would not impact on the setting of the conservation area. However, the front extension would be visible. During the course of the application amended plans have been received from the applicant following concerns raised by both the Planning and Conservation Officer. The amended plans reduced the amount of timber frame proposed, which improved the overall appearance of the front extension, by creating a less fussy frontage to the streetscene, addressing the concerns raised by Officers. Following the amendments to the application no concerns are raised from a conservation viewpoint. The proposed amendments to the front elevation of the building are considered to improve the overall appearance of the building when viewed in the streetscene. Therefore on balance it is considered that the proposed extensions would not create an adverse impact on the historic environment and would accord with policies EN2 of the Core Strategy, 2009 and ENV11 of the draft Local Plan Pre-submission Version (as modified), which seek to preserve or enhance the character or appearance of the conservation area.

### **Highways**

- 7.14 Initially concerns were raised by County Highways as sufficient data was not provided to demonstrate the potential impact that the creation of 6 additional full time employees may have on the adopted public highway, when the propose end use was not clearly specified. A Transport Statement was requested to try and address the concerns raised by County Highways. A Transport Statement was submitted by the applicant, but it did not address all of the concerns of County Highways. It is also worth noting that at this stage of the application the proposed end use of the building was also unknown. However, as described above, following the submission of a Certificate of Lawfulness application to ascertain the existing use and the establishment of Sui Generis use, the applicant has now advised that the building will remain as a social club and the applicant has been advised that any change of use would require a change of use application.
- 7.15 A further Transport Statement was submitted by the applicant following a site meeting with County Highways. County Highways have reviewed this Transport Statement and advise that the data presented strongly suggests that the proposed alterations to the social club will create limited change to the existing situation in terms of the operation of the building and the traffic generation (all modes) associated with the proposal. Therefore the original County Highways request that

the application be refused on the grounds of lack of information have been overcome, subject to the recommended condition requiring the proposed car parking spaces to be shown on a plan submitted to the Local Planning Authority in accordance with the dimensions outlined by County Highways.

7.16 The existing building has limited car parking available for staff and visitors. The applicant has advised that historically visitors have parked in Lode Road and Northfield Road, which have no parking restrictions on them. The proposed use of the building will not change so the applicant proposes to maintain the current strategy for car parking on and off site, although a designated disabled space will be provided to the rear of the site. The applicant has also advised that while there is an argument that due to the new extension visitor numbers to the building will be increased, this will be negated by the fact that the interior of the building will be re-designed to provide much larger areas for seating, thereby reducing the potential number of visitors using this part of the building. Alongside the relocation of the recycling facility at this site which the applicant has advised will reduce the weekly number of visitors by people using these facilities. The improvements to the existing front entrance will also mean a reduction in the service trips to the rear of the site.

7.17 The existing building while not currently open has permission to be used as a social club already. Therefore the only consideration in relation to this application is the impact that the proposed extensions would have on the highway. The front extension incorporates a new porch and therefore it is not considered that this would impact on the highway. The rear extension incorporates a small function room. While this does increase the floor area of the building, given the existing use of the site and the re-modelling of the existing building it is not considered that this would greatly increase the number of visitors in relation to the potential number of visitors as an existing social club with no extensions. It is acknowledged that there is limited parking on site. However, given the location of the building within the settlement of Lode and while it is not ideal roads with no parking restrictions on them, on balance it is not considered that this application could be refused due to impacts on highway safety.

#### **Flood Risk and Drainage**

7.18 The site is located within flood zone 1 and no issues have been raised in relation to flood risk or drainage. Given the existing use of the site and the proposal it is not considered that it would raise any issues in relation to flood risk or drainage.

7.19 A neighbour has raised a concern in relation to the existing drainage and if it is adequate for the extended kitchen and toilets. The impact of new drainage on the existing system would be assessed under the Building Regulations.

#### **Other Material Matters**

7.20 A lot of comments have been received from residents in relation to the end use of the building and what they believe it will be used as. The applicant has advised that the proposed end use of the building will remain as a social club and therefore the comments relating to a change of use are not material planning considerations. The applicant has been advised that any change of use of the building would require the benefit of a change of use application.

- 7.21 A site notice was displayed both at the front and the rear of the building as well as neighbour notification letters sent.
- 7.22 Concerns have been raised by a neighbour in relation to an underground electricity supply and the fire escape. Generally electricity cables do not cause a problem. However, if they are exposed during excavation then Building Control would consider the impact on foundations. It would be the owner's responsibility to liaise with the relevant body if the cable served additional buildings and had to be moved. The means of escape would also be assessed under Building Regulations.
- 7.23 A condition requesting details of the location and design of a bin store has been recommended to ensure that this is located and designed to reduce any impact on residential amenity. Comments have been raised in relation to the provision of a smoking shelter. The social club does not have to have a specific shelter if they do not require. This concern has been raised with the applicant.
- 7.24 The Access Group comments which in the main relate to building regulations have been forwarded to the applicant for their information.
- 7.25 In summary, the proposal would ensure the retention of a community facility in Lode and would also improve the visual appearance of the building. Concerns have been raised in relation to highway safety. However, given that the existing building can already be used as a social club, with the potential for a high number of visitors, it is not considered that the proposed extensions would create an adverse impact on highway safety. A Transport Statement has been submitted by the applicant and County Highways have withdrawn their original concerns. While the extension would extend the building closer to boundaries with neighbouring properties, on balance it is considered that it would not create an adverse impact on residential amenity, subject to the recommended conditions. A number of comments have been raised in relation to the end use of the building. However, the applicant has advised that the building will remain as a social club and has been advised that any change of use of the building would require planning permission. Therefore on balance this application is recommended for approval.

## 8.0 APPENDICES

### 8.1 Appendix 1 – Planning Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
Application File 14/01006/FUL	Rebecca Saunt Room No. 011 The Grange Ely	Rebecca Saunt Senior Planning Officer 01353 665555 rebecca.saunt@eastcambs.gov.uk

East Cambridgeshire Local Plan – post hearing work and proposed modifications  
<http://www.eastcambs.gov.uk/sites/default/files/d%26t%20cttee%20report%20on%20post%20hearing%20work%2014apr14.pdf>

Core Strategy

<http://www.eastcambs.gov.uk/localdevelopment-framework/adoption-corestrategy>

Draft Local Plan <http://www.eastcambs.gov.uk/localdevelopment-framework/eastcambridgeshire-local-plan>

## Appendix One – Recommended Planning Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
LOCATION PLAN SD/2014/65		
PROPOSED PLANS AND ELEVATIONS	A	12th March 2015
PROPOSED ELEVATIONS AND ROOF PLA	A	12th March 2015
TRANSPORT STATEMENT		12th March 2015
BLOCK PLAN		12th March 2015

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No development shall 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. All development shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 4 Prior to the commencement of development a plan showing the proposed car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The proposed car parking spaces shall measure 2.5m x 5m at a minimum and each space will also require a 6m manoeuvring space, this area however, may be shared between individual parking spaces and all works shall be carried out in accordance with the approved plans.
- 4 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009 and policies COM7 and COM8 of the draft Local Plan Pre-submission Version (as modified).
- 5 No external plant or venting shall be installed without the prior written agreement of the Local Planning Authority by way of a formal planning application.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 6 A noise management plan shall be submitted to and agreed in writing with the Local Planning Authority. The noise management plan shall be fully adhered to and reviewed

in conjunction with the Local Authorities Environmental Health Department on an annual basis, or more frequently, if required.

- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 7 The LAeq (Entertainment Noise Level) shall not exceed LA90 (Representative Background Noise Level without the Entertainment Noise) when measured and/or calculated at 1m from the façade of any noise sensitive premises.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 8 The L10 (Entertainment Noise Level) shall not exceed L90 (Representative Background Noise Level without the Entertainment Noise) in any 1/3 octave band between 40Hz and 160Hz when measured and/or calculated at 1m from the façade of any noise sensitive premises.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 9 The hours of use shall be restricted to 08:00 - 00:00 each day and 08:00 - 01:00 on Christmas Eve, New Years Eve and Bank Holidays.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 10 External events with amplified music/live music shall be limited to 6 per calendar year and shall be limited to 10:00 - 22:00 on any day.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
- 11 Deliveries and collections shall be limited to 09:00 - 18:00 each day Monday to Saturday. There shall be no deliveries and collections on Sundays and Bank Holidays.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
12. Construction works on the site shall not be undertaken outside of the following hours 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
13. The flat roof extension to the rear of the existing building, shown on Drawing 'Proposed plans and elevations' Rev A shall be used as a means of escape and for no other use.
13. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
14. Glass for recycling shall not be put in external bins between the hours of 21:00 - 08:00.
14. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).
15. Prior to the commencement of development a plan indicating the location and design of the bin store shall be submitted to and approved in writing with the Local Planning Authority. The store shall be fully constructed in accordance with these details prior to the operation of the extended social club and maintained in good condition thereafter.
15. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009 and policy ENV2 of the Draft Local Plan Pre-submission Version (as modified).