



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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Mr Craig Stretton
C/O Solo Designs
South Cottage
161-163 High Street
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Newmarket
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CB8 9DG

This matter is being dealt with by:

Rebecca Saunt

Telephone: 01353 665555
E-mail: rebecca.saunt@eastcambs.gov.uk
My Ref: 14/01006/FUL
Your ref

7th April 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Alterations and extensions
Location: Lode Village Social 45 Lode Road Lode Cambridge CB25 9ET
Applicant: Mr Craig Stretton

This consent for planning permission is granted in accordance with the application reference 14/01006/FUL registered 15th September 2014.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

- 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

- 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 Planning Authority 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).

INFORMATIVES RELATING TO THIS APPLICATION

The application has been approved as it is broadly in accord with the policies of the Local Plan, and it represents a high quality of development that can be considered as 'sustainable'. The policies themselves have been sufficiently explicit to guide the submitted application so that acceptable plans and information have been provided, and an approval has been forthcoming. The development is acceptable as it is in conformity with the policies of the Development Plan, and the East Cambridgeshire Design Guide.

The proposal has been amended following pro-active negotiations and satisfies, the criteria for sustainable development in relation to;

- o the high quality of design (addressing visual and residential amenity),
- o the support that it will provide to the rural economy,
- o the enhancement that it will provide to the vitality of the town/village centre

In furthering these objectives, the development, if completed in accordance with the plans and conditions (where applicable) will improve the social, economic and environmental conditions of the area.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER

A handwritten signature in black ink, appearing to read 'S. Wheat', with a long horizontal stroke extending to the right.

Dated: 7th April 2015

Planning Manager