



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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Mr Craig Stretton
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CB25 0EF

This matter is being dealt with by:

Rebecca Saunt

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My Ref: 15/01099/FUL

Your ref

25th January 2016

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 to building changes to parking layout and proposed bin store.
Location: Lode Social Club 45 Lode Road Lode Cambridge CB25 9ET
Applicant: Mr Craig Stretton

This consent for planning permission is granted in accordance with the application reference 15/01099/FUL registered 15th September 2015.

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		15th September 2015
SD/2014/65		15th September 2015
SD/2014/67	B	15th September 2015
SD/2014/66	B	15th September 2015

- Reason: To define the scope and extent of this permission.
- 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 The materials to be used in the construction of the external surfaces, including the bin store, main building and extensions to the building, shall be as specified on the Specification for Bin Store, the email dated 11th December 2015 (pressed steel tiled profile roofing sheets) and Burwell White brick and Redland Stonewold concrete interlocking tiles in slate grey for the roof to the rear extension. All works 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 The proposed car parking spaces as detailed on Drawing No. SD/2014/66 Revision B, shall be provided prior to the commencement of use 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 COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 5 No additional external plant or venting, other than that shown on Drawing SD/2014/67 Revision B and SD/2014/66 Revision B 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 Prior to the commencement of use 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 The flat roof extension to the rear of the existing building, shown on Drawing No. SD/2014/67 Revision B 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 Prior to the commencement of use the bin store shall be fully constructed in accordance with the 'Specification for proposed bin store' and maintained in good condition thereafter.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 The specific rated noise levels emitted from plant and/or machinery located on the site shall not exceed the existing background noise level or 35dB(A), whichever is the higher. The noise levels shall be measured and/or calculated at 1m from the façade of the nearest noise sensitive house. The measurements and assessment shall be made in accordance with BS4142:2014.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 17 Prior to the commencement of use of the site, details of the extraction system (including type, location and noise levels) shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be in line with current government guidance for the type of food being cooked/prepared and shall be implemented and retained thereafter unless otherwise agreed by the Local Planning Authority by way of a formal application. The system shall be maintained in accordance with the manufacturer's instructions.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The policies in themselves have been sufficiently explicit to guide the submitted application and acceptable plans and information has been submitted, therefore no amendments/improvements have been sought from the applicant.
- 2 For the avoidance of doubt if different catering styles are introduced that may have the potential to cause increased odour concentrations, government guidance shall be followed and the extraction system changed (if deemed necessary by the LPA) to ensure it is sufficient to protect residential amenity - if planning permission is required this shall be obtained before changing the catering style.
- 3 The use of the parking spaces shall be monitored to ensure visitors/staff only park in the designated spaces.
- 4 The construction, layout and design of the premises must meet relevant food and health and safety requirements.
- 5 Advice on compliance with alcohol licensing or amendments to existing licences and other permits/registrations should be sought from the Council's website at <http://www.eastcambs.gov.uk/licences-permits-registration>

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



Rebecca Saunt

Planning Manager

Dated: 25th January 2016