
MAIN CASE

Reference No: 18/00716/FUL

Proposal: Full Refurbishment plus extensions to the existing Mill to create a theatre and cultural/community hub, multi use auditorium/ event space, bar/cafe/social area and stage area, with associated works and parking. Also change of use from B2 to D1, D2 and A3 uses.

Site Address: Spencer Mill Mereside Soham Ely Cambridgeshire CB7 5EE

Applicant: Mr Daniel Schumann

Case Officer: Oli Haydon, Planning Officer

Parish: Soham

Ward: Soham South

Ward Councillor/s: Councillor Hamish Ross
Councillor Ian Bovingdon
Councillor Dan Schumann

Date Received: 29 May 2018

Expiry Date: 7th September 2018

[T82]

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 -FUL/FUM/LBC
- 3 Sample materials
- 4 Archaeological Investigation
- 5 Biodiversity Enhancements
- 6 Foul and Surface water drainage
- 7 Highway Works
- 8 Construction Environmental Management Plan
- 9 Reporting of unexpected contamination
- 10 Tree Protection Measures
- 11 Construction Hours
- 12 Burning of Waste
- 13 Security Lighting
- 14 Travel Plan
- 15 Parking Layout

- 16 Soft Landscaping
- 17 Hard Landscaping
- 18 Hours of Use

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks consent to refurbish and extend the currently derelict Spencer Mill in Soham to provide a theatre and community hub. The new facility is to feature a multi-use event space, bar/café area, stage, dressing rooms, toilets, amenity areas and communal foyer. The application would result in a change of use from B2 to D1/D2/A3 mixed use.
- 2.2 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.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.3 The application is being discussed at Planning Committee as the application has been made on behalf of Cllr Daniel and Joshua Schumann, Trustees of the Viva Arts and Community Group.

3.0 PLANNING HISTORY

3.1

11/00732/FUL	Conversion & refurbishment of former Mill (B2 use) to offices (B1 Use) with parking & improved access, & reconstruction of single storey annex.	Approved	02.12.2011
08/00268/FUL	Refurbishment of existing mill and construction of new B1 use, office light industrial and research and development units	Withdrawn	15.04.2008

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 Spencer Mill is a large 1920s mill located to the rear of the Ashley Industrial Estate within the development envelope for Soham. The site is accessed via Spencer Drove, a metalled track connecting Mereside with a railway crossing leading to agricultural land beyond.
- 4.2 The building itself is in a state of deterioration and sits within a larger plot approximately 0.2ha in size. Beyond the site to the north and south are vacant plots of land behind the dwellings on Mereside, to the east is the aforementioned industrial estate and to the west are agricultural fields and Soham Lode.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Technical Officer Access – “Accessible parking should be laid out to Part M. The car park should be firm, level and slip resistant (not gravel) as should the route to the principal entrance. We note in the Access Statement that all levels will be step free. Ramps should be incorporated into the building and not portable, including access to the balcony. The lift should conform to British Standards (min internal measurement 1100mm x 1400mm). The plans seem to indicate that the lift is too small. Handrails on both sides are required for the staircase. As there is only one accessible toilet in the building, consider converting the toilets on the 2nd floor to a unisex accessible toilet. The auditorium ‘wheelchair and carer’ flexible seating should not be positioned solely in the front row. Consider a variety of positions in the seating. Also consider legroom throughout for those with mobility restrictions. The balcony should also have step free access, as should the orchestra area and the stage. Good signage and lighting, internally and externally, required, also colour contrast decoration and hearing loops. We welcome this facility if all the above are to be implemented.”

CCC Archaeology – No concerns raised subject to a condition requiring the submission of a written scheme of archaeological investigation.

Soham Town Council – The Town Council Noted: Insufficient/inadequate allocated parking when auditorium event is at full capacity. Concerns regarding general traffic access to the proposed building and insufficient turning space for emergency vehicles. Consider a possible resolution to emergency access should be provided through Ashley Industrial Estate. With the exception of the above concerns, the Planning Committee supports in principle this proposal and application as providing additional community amenity within Soham.

Ward Councillors – Cllr Bovingdon stated “I am writing to you as both Councillor and resident of Soham to confirm my total support for the above-mentioned planning application, regarding the proposed VIVA Mill project for Soham. It is a much-needed facility and will be a wonderful new resource for the town, providing jobs and learning/training for many young people in the area. I urge the planning committee and officers to support the application and give Viva permission to proceed”.

Asset Information Definitive Map Team - No Comments Received

Local Highways Authority – “The proposed amended layout to Spencer Drive to facilitate this development, as shown on drawing number 18;027-1 Rev D is acceptable. The provision of vehicle passing bays and the inclusion of the pedestrian footway would make this road to suitable minimum standard to serve a development of this nature and size.

Parking is a matter for the Local Planning Authority (LPA). Whilst it is recognised that the LPA has parking standards, the accumulation assessment clearly shows that there will be additional demand over and above the maximum standard on performance evenings. The risk of under provision is overspill on the surrounding streets during these times.

No objections to the proposals from a Transport Assessment perspective, on the basis that that conditions previously recommended are attached.”

Senior Trees Officer – “This application is for refurbishment with parking at a site of a disused mill. The site is currently derelict and overgrown with self-set vegetation. There are a number of trees at the site and along Spencer Drove potentially affected. An Arboricultural report with a Tree Constraints Plan has been submitted to support the application.

I do not object to this proposal as no significant trees are negatively affected. I am also of the view that the site would benefit from development within this landscape which is naturalising with minimal public benefit.

The current Arboricultural report does not provide tree protection information relating to the proposal therefore, I would like to ensure no damage is caused to the trees to be retained during development, with a condition identifying no development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority (Condition TR2A).”

Environmental Health (Commercial Team) - The layout, design and construction of the whole premises must comply with all relevant food and health and safety legislative requirements.

Environmental Health – “The applicant’s noise consultant has reviewed the EH Department concerns regarding late night traffic movements and vehicle noise and has come to the conclusion that the vehicle noise is within acceptable limits for both day and night time. The methodology they use is sound and cannot be faulted” therefore Environmental Health Domestic has no objection in principle to this application subject to conditions relating to construction times, construction management and waste.

Waste Strategy (ECDC) – “East Cambs does not provide a trade waste service, therefore all waste produced would need to be disposed of through a registered commercial waste company. The property layout should take into account the need to either enter and turn or reverse in with a standard 26T waste freighter to access bins for servicing, or a suitable stopping space outside the venue to allow the crew to collect, empty and return commercial waste bins.”

Consultee For Other Wards In Parish - No Comments Received

Environment Agency – “The site is underlain by Gault Clay Formation Unproductive Strata that has low permeability. There are drains adjacent to the southern site boundary and within 50 metres of the northern and western site boundaries. There is a possibility that the site may be contaminated by its previous use as a flour mill. Furthermore, information in an application form which we reviewed for a previous planning application (reference: 11/00732/FUL) for this same site indicated that the site was previously used for metal cleaning, which is listed as a potentially contaminative use in the Department of the Environment (DoE) Industry Profiles. Therefore, contaminant linkages to controlled waters may be present. Based on the information provided, we do not consider this proposal to be high priority.

Although we would normally be minded to object to an application where contamination was known or suspected to be present on site and no preliminary risk assessment had been submitted, we are aware that we did not previously object to two similar applications at this site (08/00268/FUL and 11/00732/FUL). Furthermore, the site is not located over a principle aquifer and therefore the risk of groundwater pollution is likely to be low. We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application”.

Natural England - No Comments Received

Cambridge Ramblers Association - No Comments Received

Cambs Wildlife Trust - No Comments Received

Design Out Crime Officers – “Thank you for the opportunity to comment on this application which I have viewed with regard to community safety, crime, disorder and the fear of crime. I have completed a crime search for this policing area covering the last 12 months and consider it to be one of low risk to the vulnerability to crime. There have however been reports of commercial burglary and theft from motor vehicles which may be relevant to this application.

There is not a section in the Design and Access statement in relation to community safety and crime prevention but there is mention of security in relation to doors, locks and fencing. While this appears to be an acceptable layout in terms of Crime Prevention and Community Safety – I would like to see the proposed external lighting plan which also covers the parking spaces, boundary treatments and cycle security for staff and visitors. This office would be happy to consult with the applicant regarding Secured by Design and security measures to reduce the vulnerability to crime”.

National Grid – “Please note the presence of an Intermediate Pressure Gas Pipeline that is in close proximity to the proposal. To conform with current gas policy and legislation no buildings are permitted to be sited closer than 3m to the pipeline. Cadent Gas will object to any building that is sited within 3m of the pipeline, this includes building footings and overhangs. Trial holes will be required to confirm location of pipeline before the setting out of new extensions, Cadent Gas will need to be on site to monitor the trial hole works. Landscaping above and in close proximity to the pipeline is restricted, formal written approval from Cadent Gas must be obtained before commencing any works”.

Network Rail - No Comments Received

Conservation Officer - No concerns raised.

5.2 **Neighbours** – 14 neighbouring properties were notified, a site notice was posted and an advert was placed in the Cambridge Evening News and the 65 responses received are summarised below. A full copy of the responses are available on the Council’s website.

Objects (4 letters received):

- Overcrowding from traffic
- Anti-social behaviour
- Will lead to parking in the Industrial Estate
- Parking issues and lack of passing places
- Unsupervised children walking around the railway line
- Danger for pedestrians crossing Mereside
- Network Rail require constant access to the railway line
- Land is contaminated
- Noise issues
- Access to 65 Mereside is via Spencer Drove and will be compromised
- Toilet and sewerage issues should be considered
- Dykes exist on either side of Spencer Drove, posing a further safety risk
- Horn noise from passing trains.
- The Mill should only be used for industrial uses.

Supports (61 letters received):

- Will make a vital contribution to the community and wider district
- Bring training and employment opportunities
- Greatly enhance an unattractive part of town and an unused building
- Viva is an important community venue
- The new facility would be an asset
- Attract newcomers to take part in local projects
- Will be a new attractions for the town
- Will improve Mereside in terms of amenities in the area
- Proposal is sympathetic and supportive of the historic nature
- Will provide previously unseen views onto Soham Mere
- Will engage young people to develop in their community

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
ENV 7	Biodiversity and geology
ENV 8	Flood risk
COM 3	Retaining community facilities
EMP 7	Tourist facilities and visitor attractions

COM 4 New community facilities

6.2 Supplementary Planning Documents

Design Guide

Developer Contributions and Planning Obligations

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

6.3 National Planning Policy Framework 2018

11 Making effective use of land

12 Achieving well-designed places

14 Meeting the challenge of climate change, flooding and coastal change

11 Making effective use of land

8 Promoting healthy and safe communities

7 Ensuring the vitality of town centres

6.4 Submitted Local Plan 2017

LP22 Achieving Design Excellence

LP17 Creating a Sustainable, Efficient and Resilient Transport Network

LP26 Pollution and Land Contamination

LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views

LP8 Delivering prosperity and Jobs

LP1 A presumption in Favour of Sustainable Development

LP2 Level and Distribution of Growth

LP3 The Settlement Hierarchy and the Countryside

LP11 Tourist Facilities and Visitor Attractions

LP19 Maintaining and Improving Community Facilities

7.0 PLANNING COMMENTS

7.0.1 The main considerations with the proposal are the principle of the change of use and the proposed extensions, highway safety, visual impact, residential amenity and ecology.

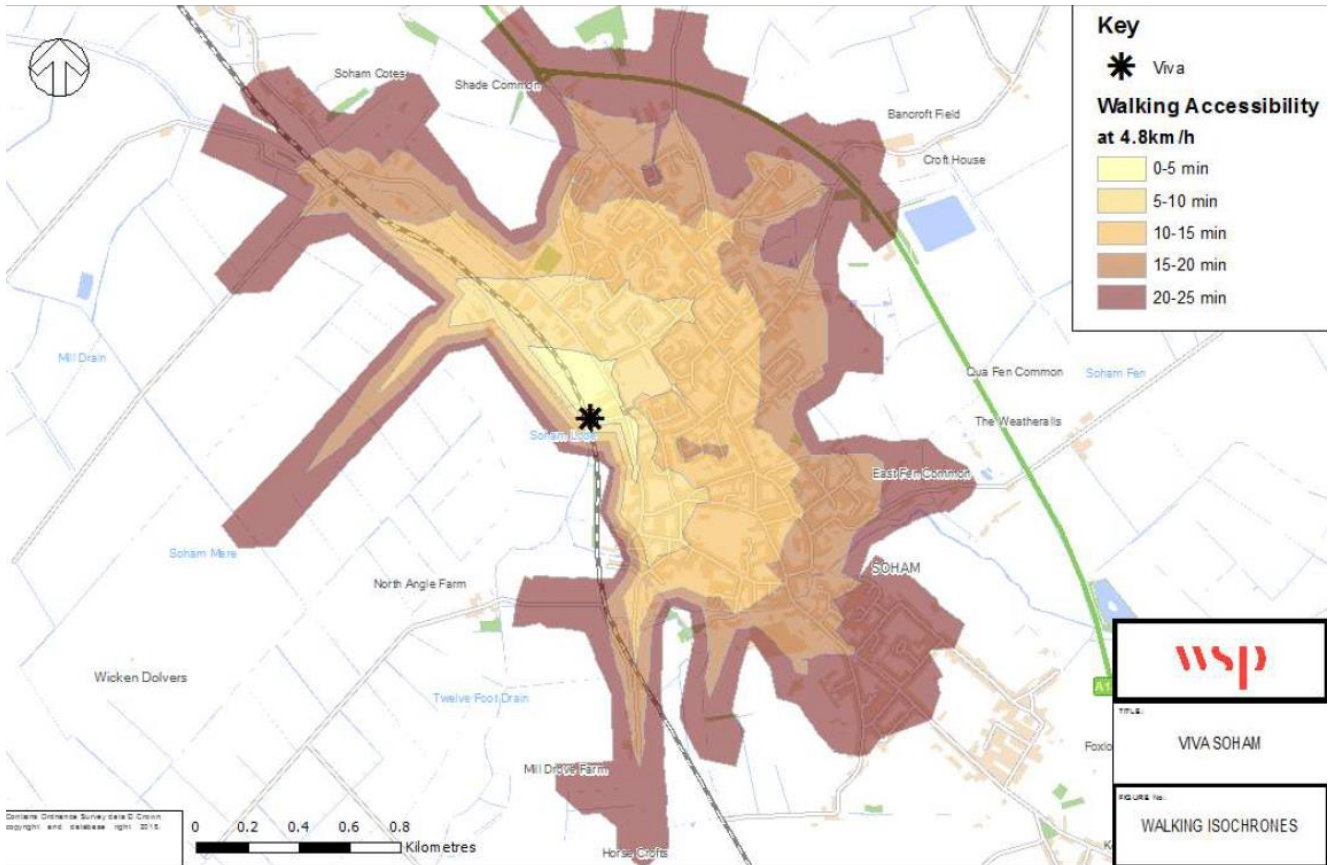
7.1 Principle of Development

7.1.1 The proposal seeks consent to change the use of the derelict Spencer Mill off Spencer Drove in Soham to a multi-use entertainment venue including event space, bar/café area, stage, dressing rooms, toilets, amenity areas and communal foyer. The converted mill is to be extended to allow for the provision of these facilities and will be occupied by the Viva Arts & Community group. The group will be vacating their current performance and rehearsal premises on Brook Street and Churchgate Street respectively, with Spencer Mill designed to consolidate these two facilities.

7.1.2 Spencer Mill is currently derelict with parts in need of repair; the Council will support improvements to existing community facilities and the development of new ones where there is a local need. Such facilities will be directed towards existing town and village centres, depending on their scale and the area served, and to new residential developments. The design of new facilities should have regard to the desirability of having shared usage, and allowing easy future adaptation to alternative community uses. Local Plan 2015 Policy COM4 states that proposal for new community facilities should be located within settlement boundaries wherever possible and should:

- Be well located and accessible to its catchment population (including by foot and cycle).
- Not have a significant adverse impact (itself or cumulatively) in terms of the scale or nature of traffic generated.
- Not have a significant adverse impact on the character of the locality, or the amenity of nearby properties.
- Demonstrate that opportunities to maximise shared use have been explored
- Be designed to facilitate future adaptation for alternative community uses or shared use.

7.1.3 The Mill would be located in a similar proximity to the centre of Soham as the existing performance venue on Brook Street. It is considered that the Mill is in adequate walking/cycling distance from most parts of the town and the Transport Assessment submitted with the proposal supports this statement by demonstrating that the site is within a 15-20 minutes' walk from most residential areas of Soham (Figure 4 of the WSP Transport Assessment shown below).



7.1.4 The nature and scale of traffic generated will be discussed in Section 7.4 of this report as will the visual and residential amenity impacts of the scheme. The proposal has demonstrated an adequate maximisation of shared use opportunities for the venue, with a meeting and social area, roof terrace and large auditorium with stage and associated backstage facilities being provided. The second floor social area and servery also demonstrates a potential to facilitate future adaptation and shared use.

7.1.5 The proposal has received a substantial amount of support from local residents and the community benefits of the proposal have been demonstrated in the responses received. It is considered that the principle of the scheme is acceptable as it would sustainably and sensitively provide a new community facility within the settlement of Soham. The scheme meets the aims of NPPF Chapter 8 (Promoting healthy and safe communities) by positively planning for the provision of meeting places and cultural buildings to enhance the sustainability of communities and residential environments. The principle of the proposal is therefore considered acceptable.

7.2 Visual Amenity

7.2.1 The proposed change of use would involve the construction of three new extensions off the northern, southern and western elevations. These extensions would provide additional floorspace for the stage area, kitchens, roof terrace and lift/stairwell. The southern extension would be 5.2m long, 6.1m wide and 6.5m in height on the existing 14.5m long, 6.8m wide and 11.4m high mill. The northern extension would be 13.5m long, 13m wide and 7m in height. The rear (western) extension will be

7.5m wide, 3m deep and 11.2m high. The mill itself will be fully retained and renovated to be brought up to modern and safe standards. Whilst the proposed extensions are large in size, their design and materials palette will not compete visually with the historic fabric of the mill. The juxtaposition of modern and historic design complements both elements of the site well and the subservience of the extensions is considered acceptable considering that they provide several key elements that are key to the viability of the facility itself.

- 7.2.2 The site is currently obscured from view from the street-scene of Mereside, albeit briefly visible amongst the industrial buildings in Ashley Industrial Estate. The proposed works will secure the future of Spencer Mill and retain much of the buildings current visual contribution to the wider area. To ensure a high-quality of extension, the materials to be used will be secured by condition.
- 7.2.3 The site surrounding Spencer Mill is currently a mix of poorly maintained hardstanding and vacant grassland and this area is to be formalised to provide access and parking for the facility. The visual impact of this is likely to be acceptable and the features proposed will appear cohesive with the associated works to Spencer Mill.

7.3 Residential Amenity

- 7.3.1 The main considerations with regards to residential amenity are those of vehicular movements and noise emanating from the venue. Immediately adjacent to the site are the industrial units of Ashley Industrial Estate and the railway line. The nearest residential properties likely to be impacted by the proposal are at 65 and 61 Mereside, 100m from Spencer Mill.
- 7.3.2 A noise assessment was submitted with the proposal along with a transport assessment. The noise assessment concluded that vehicle noise from movements to and from the venue is within acceptable limits for both day and night time. The Environmental Health Officer (Domestic) considered that “the methodology they use is sound and cannot be faulted” and thus no objections were raised to the proposal, subject to conditions restricting construction works, burning of waste, lighting and construction management.
- 7.3.3 It is considered that the impact of the proposal on the residential amenity of nearby occupiers would be acceptable. The current performance and rehearsal spaces are located in the town centre with no recent noise complaints (past five years) currently registered with Environmental Health. The proposed facility would be located adjacent to a railway line and operational large industrial estate. Whilst the vehicular movements to and from the site are likely to lead to an element of harm to the amenity of several occupiers on Mereside, the disturbance would not be constant and the LPA would seek to control the hours of use, furthermore the Environmental Health dept. have considered the noise assessment submitted and acknowledges the findings as acceptable.
- 7.3.4 Several concerns have been raised with regards to anti-social behaviour emanating from the new facility. The applicant has provided a response to these concerns which states that:

- Arts, sport and leisure facilities play an important role in preventing anti-social behaviour.
- The site would benefit from the redevelopment to become a licensed, managed and controlled venue as opposed to the unused site at present.
- The private hire element of the facility will be secondary to the main function and would be unlikely to lead to a disturbance in anti-social behaviour.

7.3.5 On balance, considering the lack of constant noise disturbance, the distance between Spencer Mill and the nearest dwellings and the lack of any directly overlooking, the residential amenity impacts arising from the proposal would be minimal. Furthermore, the site is currently unused and the scheme would seek to improve the overall appearance and formalise the use of the site and conditions will be utilised to further protect amenity.

7.4 Highways

7.4.1 The venue would be accessed via Spencer Drove, a metalled track leading to the railway crossing beyond the site. The proposal seeks to improve this access road by providing a 1.5m wide public footway and two passing bays. The vast majority of visitors to the centre are likely to be pedestrians and within the site there is a provision for 51 parking spaces including 4 disabled bays. The parking area also provides 24 cycle spaces and a turning head for emergency vehicles. A Transport Assessment was submitted with the proposal and no objections were raised by Cambridgeshire County Council with the access arrangement and internal layout of the site.

7.4.2 The East Cambs parking standards within Local Plan Policy (2015) COM8 recommend 1 car space per 22sqm for a D2 use (unless cinema/conference facility); this results in the scheme requiring 24 car parking spaces. The proposed parking provision (51 spaces) has been derived for a performance with a capacity audience, based on observations of the existing facility; therefore, it is considered that on a typical day it would comfortably meet demand and the risk of informal overspill parking is minimal. A maximum capacity show with a 99 person audience capacity would require 54 vehicles spaces, a shortfall in the provision of 3. It is considered reasonable to state that the shortfall in provision can be counteracted by the number of visitors to Spencer Mill that will be on foot/cycle.

7.4.3 The applicant has provided supplementary information relating to the ratio of parking spaces to people. Soham Town Rangers FC provides one space for every 2.9 people, The Brook provides one space for every 2.3 people and the Soham Comrades Club provides one space for every 5 people. The proposed venue at Spencer Mill provides a space for every 1.9 people, the lowest of the venues in the area in terms of parking provision in relation to capacity.

7.4.4 The operation of community arts facility will be such that the vast majority of its operations will be during the evening, after the period of PM peak traffic. Performances will always begin following this period to allow spectators and performers who may be working during the daytime, to attend. A Travel Plan will be

secured by condition to ensure that residents are made aware of the variety of methods to access the site.

- 7.4.5 Policy requirements for cycle parking provision for the proposed use would be 1 cycle space per 30sqm and 1 space per 15 spectator seats. 12 Sheffield-type cycle stands have been proposed, accommodating 24 sheltered cycle spaces, meeting ECDC recommended standards.
- 7.4.6 At least 6% of public car park capacity should be allocated to disabled parking provision. In this case, as 4 disabled spaces have been provided in the 51 space car park, policy requirements relating to the provision of disabled parking spaces have also been met.
- 7.4.7 In light of the lack of objection from the County Highway Authority regarding the access arrangement, and the sufficient parking provision on the site, the proposal is deemed acceptable in terms of its highway impact.

7.5 Ecology

- 7.5.1 The proposal will involve the renovation of the existing mill building. An ecology survey and bat report were submitted with the proposal.
- 7.5.2 No bats were observed emerging/entering the building during the survey although the activity survey showed a high level of foraging and commuting activity around the site by common pipistrelles (262 passes) and soprano pipistrelles (14 passes). Bats were mainly using western boundary hedgerow along the railway, and the tree line along the southern boundary of the site. These vegetation features are proposed to remain under the development plans, maintain existing bat commuting and foraging routes.
- 7.5.3 With regards to the wider ecology survey, no significant ecological constraints were identified that would adversely affect the proposed development at the site. Both reports recommended a range of mitigation and enhancement strategies that will be secured by condition.

7.6 Other Material Matters

- 7.6.1 The Environment Agency have raised no objections to the proposal, subject to conditions relating to contamination and drainage.
- 7.6.2 The Trees Officer is of the view that the site would benefit from development within this landscape but that there are a number of trees at the site and along Spencer Drove potentially affected. An Arboricultural report with a Tree Constraints Plan has been submitted to support the application and the Trees Officer accepts the findings. They have recommended that a Tree Protection Plan be secured by condition to ensure no harm to any affected trees during construction.

7.7 Planning Balance

7.7.1 The proposal seeks consent for the conversion, extension and change of use of the Spencer Mill. The entertainment and meeting facility will provide a much-needed venue for local residents to utilise and would constitute a new community facility within the settlement boundary of Soham. No objections have been raised from the Highways Authority, Environmental Health, the Trees Officer or Environmental Health and the proposal has received overwhelming support from local Elected Members and residents. The scheme provides substantial public benefits in the form of this provision and this is considered sufficient to outweigh the minimal harm arising from the proposal in terms of parking deficit, visual impact and residential amenity.

7.7.2 The proposal is deemed compliant with the relevant local and national policies referred to above and is recommended for approval, subject to conditions.

8.0 APPENDICES

8.1 List of Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00716/FUL	Oli Haydon Room No. 011	Oli Haydon Planning Officer
11/00732/FUL	The Grange Ely	01353 665555 oli.haydon@eastca mbs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 18/00716/FUL Conditions

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

Plan Reference	Version No	Date Received
1801 - 01		29th May 2018
1801 - 02		29th May 2018
1801 - 03		29th May 2018
1801 - 04		29th May 2018

- 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 above ground construction shall take place on site until details of the walls, roof, windows and doors to be used on the development have been submitted to and approved in writing by the Local Planning Authority. 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 ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 4 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- 4 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 and LP27 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 Prior to commencement of the use hereby approved, the biodiversity improvements listed in Section 7 of the Bat Survey Report (prepared by Greenlight) and Section 8 of the Preliminary Ecological Appraisal (prepared by Greenlight) shall be installed and thereafter maintained in perpetuity.
- 5 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2017.
- 6 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to commencement of use

- 6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins..
- 7 Prior to first public use the highways works as shown on drawing number 18;027-1 Rev D shall be completed and remain in perpetuity.
- 7 Reason: To ensure construction of a satisfactory access, in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 8 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017.
- 10 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site

works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 10 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2017. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 11 The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays, Public or Bank Holidays without the prior written consent of the Local Planning Authority.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 12 Any waste material arising from the site preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 13 No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 14 Prior to commencement of use, a travel plan shall be submitted to and approved in writing by the Local Planning Authority.
- 14 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Submitted Local Plan 2017.
- 15 Prior to commencement of use the proposed on-site vehicle and cycle parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 1801-02 and thereafter retained for that specific use.

- 15 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 16 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. 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, unless the Local Planning Authority gives its written consent to any variation.
- 16 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 17 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: means of enclosure, car parking, layouts, hard surfacing. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 17 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 18 The use hereby permitted shall take place only between the hours of 08:00 to 23:30 each day Monday to Thursday, 08:00 to 01:00 Fridays and Saturdays and 08:00 to 23:00 on Sundays, Public and Bank Holidays.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.