

MAIN CASE

Reference No: 16/00372/RM3M

Proposal: Approval of the detailed appearance, landscaping, layout and scale for the construction of a district-wide leisure centre ('the Phase 2 Development') previously approved by 15/01134/VARM.

Site Address: Land Adjacent To Ely Rugby Club Downham Road Ely Cambridgeshire CB6 2SH

Applicant: East Cambridgeshire District Council

Case Officer: Rebecca Saunt Planning Manager

Parish: Ely

Ward: Ely West
 Ward Councillor/s: Councillor Sue Austen
 Councillor Neil Hitchin

Date Received: 21 March 2016 **Expiry Date:** 20th June 2016

[R10]

1.0 **RECOMMENDATION**

1.1 Members are requested to approve the 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 Materials
- 4 Soft Landscaping
- 5 Landscape Maintenance
- 6 Replacement Planting
- 7 Hard Landscaping Scheme
- 8 Energy Report
- 9 Hours of Operation
- 10 Deliveries to Site When Operational
- 11 CCTV Scheme
- 12 Access to Adjoining Sports Facilities

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.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.2 The hybrid application approved on the 22nd June 2015 (14/01353/FUM) and the subsequent variation of condition application (15/01134/VARM) gave detailed permission for phase 1 of the development, alongside outline permission for phase 2 of the development, the District wide leisure centre.
- 2.3 This is a reserved matters application following the grant of outline permission and seeks the approval of appearance, landscaping, layout and scale as access was the only matter considered at outline stage.
- 2.4 The phase 2 development comprises a leisure centre, associated car parking and 3G artificial grass outdoor pitches. The leisure building consists of:
- 8No. Land 25m Swimming Pool
 - Learner Pool
 - 4No. Court Sports Hall
 - Health and Fitness Suite
 - 2No. Dance Studios
 - Changing facilities including changing for outdoor sports

And externally consists of:

- 320No. Parking Spaces
 - Accessible Parking
 - Cycle Parking
 - Service area/Delivery Access and Parking
 - Circulation and lay-by, vehicle drop-off point
 - 3G All-Weather Pitches
- 2.5 The building footprint is approximately 3100sqm, with a highest point of 12 metres above the ground to the sports hall parapet. The building has been designed as a set of interlinking boxes, each one containing specific functions and characterised by different materials and finishes. The main frontage facing the A10 includes full height bronze anodised curtain walling with an integrated solar shading system to the pool hall, and the protruding oriel window clad in bronze anodised aluminium, giving framed views from the first floor gym towards Ely and the Cathedral. The largest single element of the scheme is the sports hall, which would be clad in lightweight concrete panels with embossed/projecting downwards facing triangular patterns. Other wall areas are finished in off white render or local buff facing brick. The entrance would be sheltered and identified by a bronzed anodised canopy facing the approach from the car parking and pedestrian routes into the site.

2.6 The layout and the number of parking spaces proposed is in line with the details provided at outline stage, consisting of 320 spaces, 120 of which can be used as overflow parking for the adjoining sports clubs. 16 of the parking spaces are accessible and cycle and motorcycle parking is proposed at the front of the building.

3.0 PLANNING HISTORY

3.1

14/01353/FUM	Hybrid planning application consisting of a detailed scheme for the construction of a six screen multiplex cinema and four in-line restaurants (A3-A4 use), six additional units in A3-A5 use, underpass, highways works, associated landscaping (including drainage attenuation basin), site infrastructure and services ('the Phase 1 Development'); and an Outline scheme for the construction of a district-wide leisure centre, associated landscaping, site infrastructure and services ('the Phase 2 Development')	Approved	22.06.2015
15/01134/VARM	To vary condition 1 and condition 37 of previously approved E/14/01353/FUM for approved plans and BREEAM	Approved	12.11.2015
10/01020/FUM	Provision of new district wide leisure centre and associated transport works	Approved	11.03.2011
14/00215/SCREEN	SCREENING OPINION Proposed Leisure Development		18.03.2014

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site lies on the north-western edge of Ely, adjacent to the A10 and is accessed from Downham Road. This proposal forms phase 2 of the previously approved hybrid application for the cinema, associated restaurants and the outline element the leisure centre. The site comprises 3.23 hectares. The site is located just outside

the Ely development envelope, but sits within a landscape of intermittent built forms and adjacent to the cinema development which has recently began construction.

- 4.2 The immediate area adjacent to the site accommodates a number of sports clubs and facilities, including Ely City Football Club, Ely Tigers Rugby Club, On Par Golf Club, hockey, tennis and squash facilities. The site is positioned between these facilities and the A10 to the south and Downham Road and the cinema development to the east. The application site is currently scrub fields used for grazing. The sites primary frontage follows the line of the A10.
- 4.3 The site is mostly flat, with the existing site levels generally lower than the surrounding roads. The site is bounded by existing trees and hedges.

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.

- The City of Ely Council
- Sports England
- Cambridgeshire Fire and Rescue Service
- Local Highways Authority
- Trees Officer
- Environmental Health
- Waste Strategy (ECDC)
- Historic England
- Secretary, Cambridgeshire Local Access Forum
- Natural England
- The Ely Group Of Internal Drainage Board

The City of Ely Council – Has no concerns regarding this application.

The Ely Group of Internal Drainage Board – Whilst this application for development is outside of the Littleport and Downham Internal Drainage District, it is in an area that drains into it. Therefore, the Board's Byelaws and restrictions apply. The Board wish to see a detailed drainage strategy and this will need to be agreed with the Board before work starts on site.

Sport England – The detailed scheme has been developed with the full support and technical input from Sport England, to ensure that the new facilities are fit for purpose and meet Sport England published technical guidance. An application has been submitted for funding to the Sport England Strategic Facilities Fund and is currently under consideration. Therefore no objection was raised with the submitted details with regard to the design and layout of the facilities.

National Governing Bodies of sports where facilities adjoin this site (football, tennis, rugby and hockey) have been consulted and no objections to this application have been received. Sport England would wish to see a condition imposed with requires full access to these adjoining facilities at all times during the construction phase.

Sport England considers that the application is consistent with the following Sport England policy objective(s): Planning Policy Objective 3 – to provide new high quality and fit for purpose facilities to meet demand that cannot be met by existing provision.

This being the case, Sports England offers its support to this application, which will bring significant sporting benefits to the residents of East Cambridgeshire. The absence of an objection to this application in the context of The Town and Country Planning Acts, does not in any way commit Sport England or any National Governing Body of Sport to support any related funding application.

Cambridgeshire Fire and Rescue Service - No Comments Received.

Local Highways Authority – Has no objections in principal to this proposed application. As far as can be determined from the submitted information no alterations to the Highways Authority approved, proposed accesses have been included within this application. As such no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of planning permission. An informative has been requested around work to the public highway.

Trees Officer - The information submitted with this application is comprehensive and supported.

I consider the planting selection appropriate and effective. The provision of open space for casual use is relatively minor however the planting should provide an attractive addition to the development

Environmental Health – No issues to raise as concerns have been dealt with in other permissions for the site.

Waste Strategy (ECDC) – Any waste produced by the Leisure Centre would be classed as commercial waste and would not be collected by East Cambs District Council, all waste produced would need to be collected by a registered waste carrier as per the requirements of the Environmental Protection Act 1990.

Historic England – Do not wish to offer any comments on this occasion. Recommended that the application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Conservation Officer - Addressed issues previously as they submitted heights/viewpoints/etc as part of the original submission. If nothing has changed significantly in terms of the position of the building on the site and the proposed heights then there would be no additional comments to make.

Secretary, Cambridgeshire Local Access Forum – Any pedestrian/cycle paths should be created as multi user paths available for all users. This would be mean they would also be available to horses should there be an opportunity for them to link with other multi user rights of way. If the paths are part of the highway, then horses have the right to use them anyway but clear signage as available to all users

avoids any dispute in the future. All new shared routes created alongside the A10, A1301 etc. originally designated as pedestrian/cycle routes have been agreed as multiuser.

Natural England – Has no comments to make on this application.

5.2 Neighbours – 50 neighbouring properties were notified, 6 site notices posted and advert placed in the Cambridge Evening News. 1 comment was received which stated it would be a mistake not to include a flume in the pool as older children would really need things like this to occupy them, more people would use the pool if this was included.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
EMP 7	Tourist facilities and visitor attractions
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 3	Shop fronts and advertisements
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 1	Location of retail and town centre uses
COM 4	New community facilities
COM 7	Transport impact
COM 8	Parking provision
ELY 10	Leisure allocation, land at Downham Road

6.2 Supplementary Planning Documents

Design Guide

Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2012

- 1 Building a strong, competitive economy
- 2 Ensuring the vitality of town centres
- 3 Supporting a prosperous rural economy
- 4 Promoting sustainable transport
- 7 Requiring good design
- 8 Promoting healthy communities

- 10 Meeting the challenge of climate change, flooding and coastal change
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.2 The site is allocated in the East Cambridgeshire Local Plan as a leisure allocation under policy ELY10. The principle of the development has been established through the approval of application 14/01353/FUM and the subsequent variation of condition application 15/01134/VARM, which granted outline permission for the proposed leisure centre. This is a reserved matter application and seeks the approval of appearance, landscaping, layout and scale as access was the only matter considered at outline stage.

7.3 Residential Amenity

7.4 Policies ENV2 and ENV9 of the Local Plan seek to ensure no detriment to residential amenity or adverse impacts from pollution, including noise and light pollution. The NPPF also seeks to ensure high standards of design and layout and promoting sustainable development results in safe and accessible environments.

7.5 The siting of the development in relation to residential properties was assessed as part of the original application and it was considered that due to the distance between the proposed development and existing properties that the development would not be overbearing.

7.6 A noise assessment was submitted with the hybrid application and conditions in relation to a Construction Environmental Management Plan (CEMP), construction times and deliveries, no burning of waste and mobile plant were attached to the hybrid permission to further protect the amenity of those properties within close proximity to the site during the construction phases. Further conditions were attached to the permission in relation to the operation of the leisure centre which included specific noise levels, details of plant and machinery, lighting scheme and a further noise assessment and mitigation measures, to further protect the amenity of those properties within close proximity to the site.

7.7 Environmental Health has been consulted on the application and has advised that they have no issues to raise as their previous concerns have been addressed and are covered by the conditions attached to the hybrid permission.

7.8 The phase 1 development is conditioned to secure a CCTV scheme. A condition is recommended to secure a CCTV scheme for phase 2 of the development.

7.9 Visual Amenity

7.10 The NPPF places a great deal of emphasis on the importance of good design. Planning decisions should not seek to impose architectural styles or particular tastes but should seek to promote local distinctiveness and that where design is

poor applications should be refused. The importance of good design is also reflected in policy ENV2 of the Local Plan.

- 7.11 The application is accompanied by a Design and Access Statement which outlines the proposed development. Existing planting and topography will help to screen some distant views of the site from the countryside as identified in the Visual Impact Assessment submitted with the original application for both phases of development.
- 7.12 The proposed footprint of the building is approximately 3100sqm with a highest point of 12 metres above the ground to the sports hall parapet. Air handling plant is located on the lowest roof level at 9.5 metres above the ground level, and would be surrounded by a continuous parapet. At its widest points the building will measure 58 metres x 62 metres. The design of the building is simple, with key elements such as the oriel window and canopy adding detail to the formation of intersecting boxes, with each 'box' containing specific functions and being characterised by different materials and finishes.
- 7.13 The main frontage which will be viewed from the A10 will include bronze anodised curtain walling with an integrated solar shading system to the swimming pool, a canopy and the oriel window also clad in bronze anodised aluminium, which will enable framed views of Ely and the Cathedral. Part of this frontage will be screened by landscaping; however, it will be visible within the streetscene, to ensure the site and the development can be easily read and identified as the leisure centre in terms of advertisement and attracting customers.
- 7.14 The building has been designed to minimise its mass and also to enable it to sit comfortably with the adjacent development of the cinema and associated restaurants/facilities. The adjacent development was also designed as a series of boxes, with detailing adding visual interest to the buildings.
- 7.15 The largest single element of the building is the sports hall. The sports hall is clad in lightweight concrete panels with embossed/projecting downward facing triangular pattern. The agent has advised that inspiration for this has been taken from Ely Cathedral. A subtle depth and texture to the panels helps to reduce the visual mass of this box, as it is clearly visible on the main approach to the building from the car park and pedestrian routes to the site. Other elements of the proposal will be finished in off white render or local buff facing brick.
- 7.16 In order to define the entrance to the building the main entrance will be sheltered and will be easily identifiable by a bronzed anodised canopy facing the approach from the car parking and pedestrian routes into the site.
- 7.17 While details of the type of materials have been specified on the plan, it is considered that these are not specific enough and given the siting and the size of the building the materials used are an essential element of the design. Therefore a condition requesting samples of the materials is recommended, to ensure they are in keeping and will compliment the materials approved for the adjacent development. Details of the hard surfacing materials have also not been included with the proposal and it is recommended that these are also secured by condition.

- 7.18 The layout of the site is in accordance with the parameters approved as part of the hybrid permission and the parking remains to the north east of the proposed building and the 3G pitches will be located to the west of the building. The public realm will include small areas of open space which will help to assimilate and soften the areas of hard landscaping and increase the visual attractiveness of the development. The car parking area would be intersected with soft landscaping, to help to soften the expanse of hard landscaping, which is created by the formation of a carpark.
- 7.19 The proposed layout and design of the scheme has evolved over the lead up to the submission of this application. The layout and the design of the building enable the scheme to sit comfortably within the landscape, while also relating to the adjacent development, which formed phase 1 of the development. On balance, it is considered that the proposal would not have a significant adverse impact on the character and appearance of the area.
- 7.20 Landscaping
- 7.21 The applicant has submitted a Softworks Specification, 10 Year Landscape Management Plan and associated drawings (399-01A and 399-02). The Tree Officer has been consulted on the proposed scheme and comments have been received advising that the information submitted is comprehensive and is supported. The planting selection proposed is considered to be appropriate and effective. The provision of open space for casual use is relatively minor in comparison to the overall scheme. However, the planting proposed should provide an attractive addition to the proposed development. The soft landscaping will reinforce the existing boundary lines. The details submitted adhere to the requirements of condition 13 of the hybrid permission which related to soft landscaping.
- 7.22 Historic Environment
- 7.23 Local Plan policy ENV14 requires that development proposals have regard to their impacts upon the historic environment and protect and enhance. One of the key considerations as part of the original permission was the impact of the proposal on the Cathedral, a Grade I Listed Building and its setting. As part of the hybrid application a Visual Impact Assessment was submitted and a viewpoint analysis carried out and the impact on the Cathedral was fully considered.
- 7.24 Historic England were consulted on the application and commented that the application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice. As the siting of the building is on the whole in the location previously assessed (albeit moved slightly towards the A10 to allow access to the rear of the building if required) as part of the Visual Impact Assessment and the building is of a similar height to that modelled this issue has been addressed, assessed and considered acceptable. This has been confirmed by the Conservation Officer.
- 7.25 Highways

- 7.26 The access to the leisure centre development was approved as part of the hybrid application. The development would be accessed via Downham Road and through the phase 1 development of the cinema and associated uses. The Highway Authority have been consulted on the application and advise that no alterations to the Highways Authority approved, proposed accesses have been included within this application and therefore there would be no significant adverse effect upon the Public Highway.
- 7.27 The applicant proposes 320 parking spaces, which is in accordance with the figures assessed as part of the hybrid application. This figure includes 120 spaces for the overspill requirements of the existing sports clubs around the site.
- 7.28 A number of conditions were attached to the hybrid permission in relation to highways and the development would need to adhere to these conditions.
- 7.29 Ecology
- 7.30 Policy ENV7 of the Local Plan aims to protect biodiversity, promote appropriate mitigation measures, reinstatement or replacement and/or compensatory work, while maximising opportunities for creation, restoration, enhancement and connection of natural habitats. An Ecological Appraisal was submitted with the hybrid permission and was taken into consideration in the determination of the application. The appraisal found the site to support a potential low biodiversity, with habitats confined to areas just outside and around the periphery of the site.
- 7.31 It was considered that the site could potentially support a number of protected species and the appraisal set out some compensatory recommendations for biodiversity gain. Condition 18 of the hybrid permission ensures that the development will have to be carried out in accordance with the recommendations of the Ecological Appraisal carried out by ELMAW Consulting, dated October 2014.
- 7.32 Condition 19 of the hybrid permission requested details of habitat enhancements for flora and fauna to increase biodiversity to be submitted and approved as part of the reserved matters application. Details of how the scheme will be maintained and managed after completion also needed to be included and the scheme is required to be implemented prior to the occupation of the development. The proposed landscaping scheme submitted with the application would ensure habitat enhancements and the 10 Year Landscape Management Plan would ensure the ongoing maintenance of the scheme. This condition is therefore considered to be satisfied.
- 7.33 Flood Risk and Drainage
- 7.34 Policy ENV8 of the Local Plan requires that all new developments should be located within Flood Zone 1 and that all new applications must demonstrate that appropriate surface water run-off can be accommodated within the site. As part of the hybrid permission it was established that the site is located within Flood Zone 1 and a Flood Risk Assessment and later Addendum were submitted with the hybrid application and were deemed acceptable.

- 7.35 The IDB has commented on the proposed scheme and have advised that the Board would wish to see a detailed drainage strategy at the full planning stage, which would need to be agreed with the Board before work starts on the site. Condition 16 of the hybrid permission required that prior to the commencement of development, a detailed surface water drainage scheme, based on the approved Flood Risk Assessment (FRA) dated November 2014 and the FRA Addendum dated 6th February 2015 would need to be submitted and approved in writing by the Local Planning Authority. The approved scheme would have to be subsequently implemented in accordance with the approved details prior to the completion of the development. The scheme will need to include surface water storage on site and a restriction in discharge rates into the Award watercourse, as outlined in the FRA.
- 7.36 Drainage and flood risk were both covered by the hybrid permission and therefore no further conditions are recommended as part of this application.
- 7.37 Other Material Matters
- 7.38 Sport England were consulted on the application and have advised that the detailed scheme has been developed with the full support and technical input from Sport England, to ensure that the new facilities are fit for purpose and meet Sport England published guidance. No objections have been raised to the submitted details with regards to the design and layout of the facilities. Sport England has consulted the National Governing Bodies of sports where facilities adjoin this site (football, tennis, rugby and hockey) and they have not received any objections to this application. Sport England offers its support to this application which they advise will bring significant sporting benefits to the residents of East Cambridgeshire. Sport England has recommended that a condition should be attached to any decision, to ensure the access to the adjoining sports facilities is maintained during construction.
- 7.39 Condition 14 of the hybrid permission required a scheme for fire hydrants to be submitted with the reserved matters application. A plan was submitted with the application which showed indicative fire hydrant positions and Cambridgeshire Fire and Rescue Service were consulted on the application. They have advised that the scheme needs to be referred to Anglian Water for their comments. To date comments have not been received and Members will be updated at Planning Committee. If Anglian Water and Cambridgeshire Fire and Rescue Service require additional information or have concerns with the proposed locations then details of the fire hydrants can be secured by condition.
- 7.40 Condition 17 of the hybrid permission required details of the energy and sustainability strategy for phase 2 to be submitted and approved at reserved matters stage. An Energy Report has been submitted with the application which concludes that the leisure centre will be designed using 'Best Practice' engineering techniques that will surpass the mandatory requirements of Part L2A of the Building Regulations. The report also advises that the site will be provided with (subject to client final approval) CHP Plant and Photovoltaic panels that will target over 40% of the electricity used on site from a renewable source and also target over 25% of the energy (electricity and heat) used on site to be generated from a renewable source i.e. Air Source Heat Pumps, CHP Plant and Photovoltaic's. The conclusions of this report are recommended to be secured by condition.

- 7.41 Cambridgeshire Local Access Forum has commented on the application and requested that any pedestrian/cycle paths which are included as part of the development should be created as multi user paths available for all users. This would make them available to horses should there be an opportunity for them to link with other multi user rights of way. This information has been passed to the applicant.
- 7.42 Any signage will need to form part of a separate advertisement application.
- 7.43 Planning Balance
- 7.44 In summary, the proposed development is in accordance with policy ELY10 of the Local Plan, alongside other policies in the Local Plan and the NPPF which have been referenced throughout this report.
- 7.45 This application seeks to approve appearance, landscaping, layout and scale. The landscaping scheme submitted will provide an attractive addition to the proposed development, which will help to assimilate the proposed leisure centre and associated development into its surroundings. The layout of the overall scheme follows the principles of the layout plan submitted with application 14/01353/FUM. The proposed building needs to be commensurate in scale with the required end use and therefore the overall design is important to ensure the overall mass of the building can be minimised. The design of the building is simple, with key elements such as the oriel window and canopy adding detail to the formation of intersecting boxes, with each 'box' containing specific functions and being characterised by different materials and finishes, to achieve a development which it is considered will sit comfortably within the landscape and the adjacent development of phase 1 of the leisure village site.
- 8.0 COSTS
- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.
- 8.4 In this case Members' attention is particularly drawn to the following points:

- No objections have been raised by any of the consultees and outline permission has already been granted on site.

9.0 APPENDICES

9.1 Appendix 1 – Recommended conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/00372/RM3M	Rebecca Saunt	Rebecca Saunt
14/01353/FUM	Room No. 011	Planning Manager
10/01020/FUM	The Grange	01353 665555
14/00215/SCREEN	Ely	rebecca.saunt@eastcambs.gov.uk
15/01134/VARM		

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 One – Recommended Conditions

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

Plan Reference	Version No	Date Received
10 YEAR LANDSCAPE PLAN		21st March 2016
SOFTWARE SPECIFICATION		21st March 2016
ENERGY REPORT		21st March 2016
ICMA0132-010		21st March 2016
3451 (90) 003	A	21st March 2016
3451 (90) 002	A	21st March 2016
3451 (90) 001	G	21st March 2016
3451 (21) 002	E	21st March 2016
3451 (21) 001	E	21st March 2016
3451 (20) 004	D	21st March 2016
3451 (20) 003	H	21st March 2016
3451 (20) 002	G	21st March 2016
3451 (20) 001	D	21st March 2016
3451 (08) 004		21st March 2016
3451 (08) 003		21st March 2016
3451 (08) 002		21st March 2016
3451 (08) 001		21st March 2016
399-02		21st March 2016
399-01	A	21st March 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 Notwithstanding the details on Drawing No. 3451 (21) 001 Rev E and 3451 (21) 002 Rev E, no above ground construction shall take place on site until details of the external materials 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.
- 4 The soft landscaping works shall be carried out in accordance with Drawing No. 399-01A, 399-02 and the soft works specification by The Huck Partnership Limited, dated March 2016. 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. The landscaping shall thereafter be maintained in accordance with the 10 Year Landscape Management Plan by The Huck Partnership, dated March 2016.
- 4 Reason: To ensure that the site is landscaped in an attractive and structured manner, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

- 5 Prior to the occupation of the development details of whom will be responsible for the landscape maintenance for this phase shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out and maintained in accordance with the approved scheme.
- 5 Reason: To ensure that the site is landscaped in an attractive and structured manner, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 6 If within a period of ten years from the date of the occupation of the development, or from the planting of any tree within phase 2, that tree, or any tree planted in replacement for it, is removed uprooted or destroyed or dies, or becomes in the opinion of the LPA, seriously damaged or defective, another tree of the same species and size shall be planted at the same place, unless the Local Planning Authority give its written consent to any variation by way of a formal application.
- 6 Reason: To ensure that the site is landscaped in an attractive and structured manner, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 7 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 and hard surfacing materials. 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.
- 7 Reason: To ensure that the site is landscaped in a structured manner to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 8 The development shall be carried out in accordance with the details of the Energy Report produced by YBS and dated March 2016 Revision 2. The renewable energy sources identified shall be installed and brought into use prior to the first occupation of the building hereby permitted and thereafter retained.
- 8 Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute to tackling climate change in accordance with policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 9 The leisure centre hereby permitted shall be open for use by the general public only between the hours 06:00 - 23:00 each day.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Deliveries to the site once operational, shall be limited to 06:00 - 00:00 each day. There shall be no deliveries outside of these times unless otherwise agreed in writing by the Local Planning Authority.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 11 Prior to the occupation of the development a CCTV scheme shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be installed and fully operational prior to commencement of use and shall remain in perpetuity.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.
- 12 During construction, access to the adjoining sports facilities shall be maintained at all times, unless agreed in writing with the Local Planning Authority.
- 12 Reason: To ensure safe access is maintained to adjoining sports facilities, in the interests of sport/recreation provision, and to meet the requirements of policy COM7 of the East Cambridgeshire District Local Plan 2015.