

**23/01403/FUM**

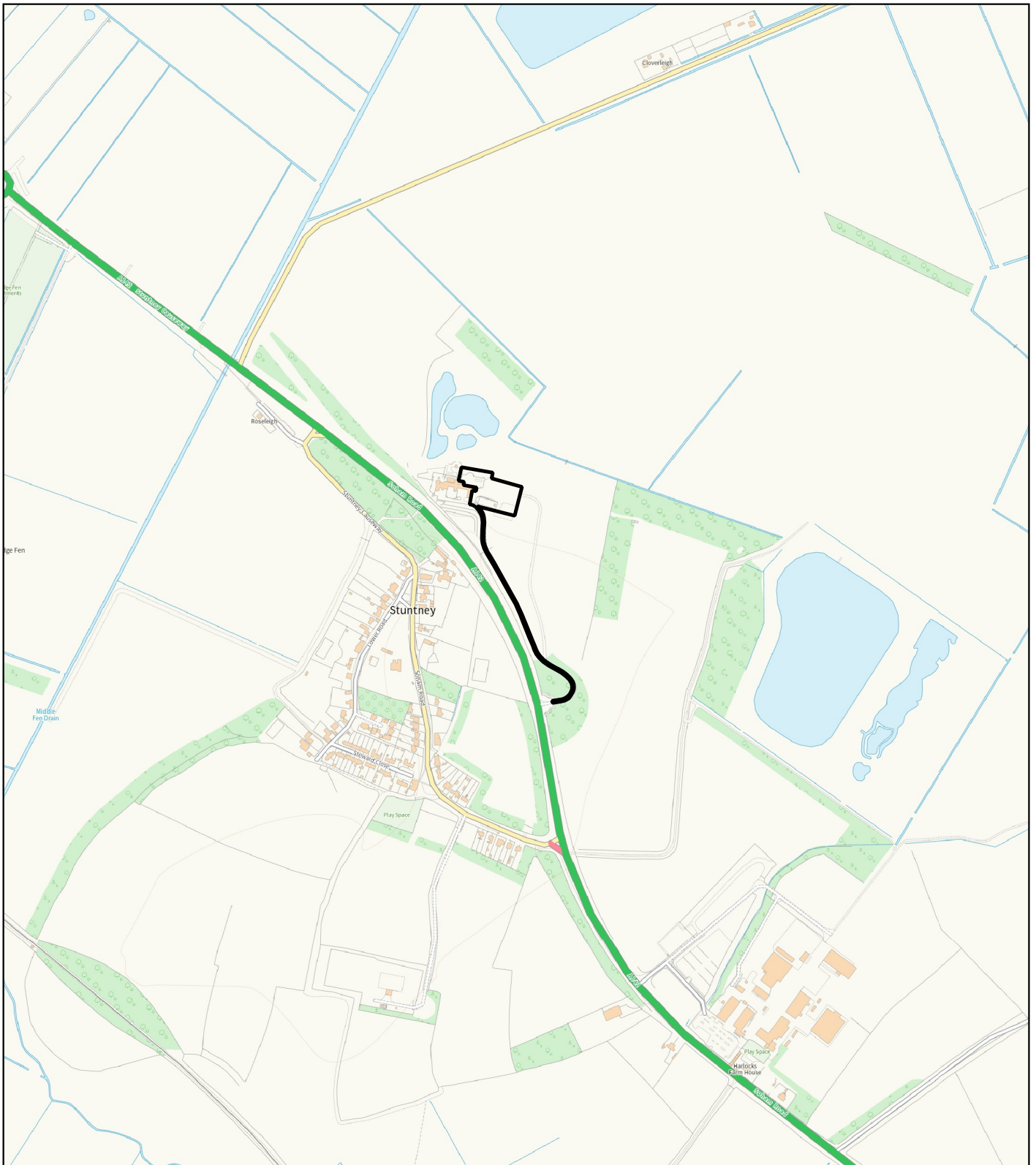
The Old Hall  
Soham Road  
Stuntney  
Ely  
Cambridgeshire  
CB7 5TR

Replacement of existing marquee with proposed extension including new ceremony room and guest bedrooms below together with a new separate office building and associated works

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6C2OLGGI9T00>





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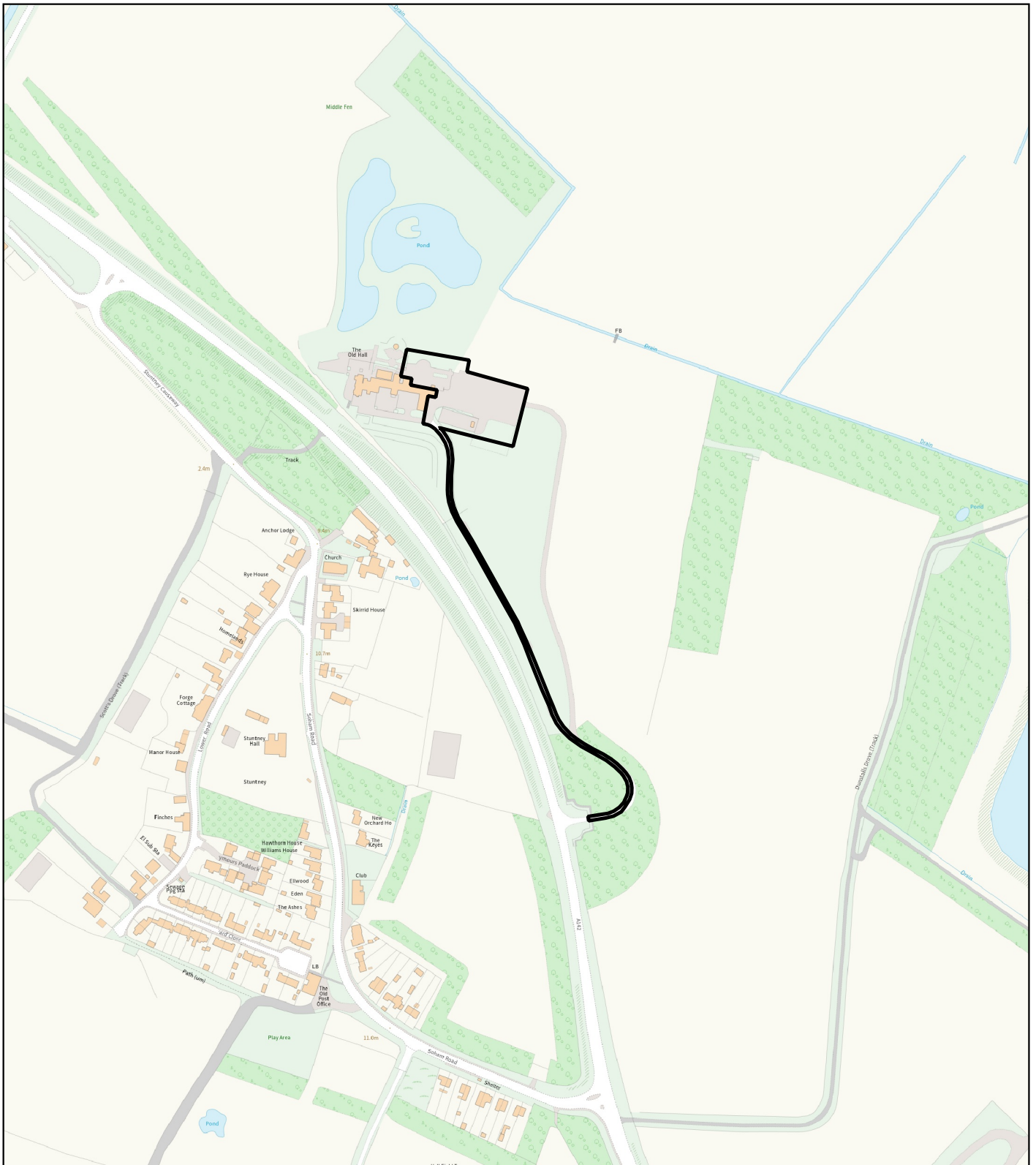


East Cambridgeshire  
District Council

Date: 24/10/2024  
1:10,000



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23/01403/FUM

The Old Hall  
Soham Road  
Stuntney



East Cambridgeshire  
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**TITLE: 23/01403/FUM**

Committee: Planning Committee

Date: 6 November 2024

Author: Senior Planning Officer

Report No: Z83

Contact Officer: Gemma Driver, Senior Planning Officer  
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**Site Address: The Old Hall Soham Road Stuntney Ely Cambridgeshire CB7 5TR**

**Proposal: Replacement of existing marquee with proposed extension including new ceremony room and guest bedrooms below together with a new separate office building and associated works**

**Applicant: The Old Hall**

**Parish: Ely**

**Ward: Ely East**

Ward Councillor/s: Kathrin Holtzmann  
Mary Wade

**Date Received: 15 January 2024**

**Expiry Date: 10 November 2024**

**1.0 RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below: The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 BREEAM Phase 1
- 4 BREEAM Phase 2
- 5 WSI - Phase 1
- 6 WSI - Phase 2
- 7 Construction Surface Water - Phase 1
- 8 Construction Surface Water - Phase 2
- 9 Surface Water Drainage

- 10 Ecology
- 11 Pilling
- 12 Sample materials
- 13 Noise Management Plan
- 14 Biodiversity
- 15 Parking and turning
- 16 Landscaping works
- 17 Construction times
- 18 Holiday accommodation
- 19 Lighting

## **2.0 SUMMARY OF APPLICATION**

- 2.1 The proposals comprise removal of the existing marquee structure and replacement with an extension. The extension would include provision of a new ceremony room, dance floor and associated uses at ground floor (referred to as the 'garden pavilion'). The extension would also incorporate a new wedding prep room / bridal suite which would be accommodated over the ground and first floor in a two-storey extension.
- 2.2 Due to the topography of the site, the proposals would also allow for the incorporation of below ground accommodation, this would comprise 4no. additional bedrooms at the lower ground floor below the main proposed garden pavilion.
- 2.3 The proposals also include the provision of a new detached office building located to the South East of the main building. The office building would house the main staff office and meeting rooms that are currently located within the main Old Hall building itself. The office building also incorporates a Groom's preparation room with attached plant and store area that encloses the currently exposed service compound.
- 2.4 Finally, the proposals would facilitate the re-surfacing and formalisation of the existing car parking area together with associated landscaping improvements.
- 2.5 The application is being presented to Planning Committee in accordance with the Council's Constitution as it comprises a full application for major employment use (major is defined as where the floor space created is 1,000 square metres or more).
- 2.6 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/>.

## **3.0 PLANNING HISTORY**

- 3.1 **21/01337/FUL**  
Retention of existing marquee on permanent basis  
**Approved**  
10 November 2021

**20/00676/FUL**

To construct a single storey gabled rear extension to accommodate male & female WC with existing landscaped terrace adapted to suit

**Approved**

20 July 2020

**20/00104/FUL**

Erection of new single storey Orangery for wedding ceremonies

**Approved**

13 March 2020

**19/01136/VAR**

To vary condition 1 (Approved Plans) of previously approved 17/01384/FUL for new dwelling house for manager, storage building & associated landscaping relating to the facilities of existing bed and breakfast and wedding/function venue

**Approved**

11 October 2019

**17/01665/FUL**

To add a new extension which will consist of a kitchen and bedroom.

**Approved**

14 November 2017

**17/01384/FUL**

New dwelling house for manager, storage building & associated landscaping relating to the facilities of existing bed and breakfast and wedding/function venue.

**Approved**

5 October 2017

**16/00358/VAR**

To vary Condition 1 (Time Period) of planning permission 12/01012/FUL to extend the time period for the use of the site for weddings and functions and the siting of associated marquees.

**Approved**

11 May 2016

**16/00255/FUL**

Change of use of The Old Hall to provide bed and breakfast accommodation with 14 rooms and 2 staff bedrooms, change of use to provide kitchen, bar, WCs and storage space within The Old Hall to support the wedding and party business. The construction of an outbuilding for a biomass boiler, fuel store, laundry and storage all ancillary to the operation of The Old Hall, and the retention of the extended car park and the construction of additional car parking

**Approved**

9 January 2017

**12/01012/FUL**

Retrospective Application for - (1) Variation of planning permission 11/00748 to amend the layout of the marquees and permit the marquee to be on site without dismantling until 7 January 2017, (2) the retention of a larger service yard and decking, and (3) permission for the use of an extra part of the garden in connection with events

**Approved**

5 December 2012

**12/00702/VAR**

Variation of Condition 4 to retain the marquees on site from the 1st October and 30th November 2012.

**Approved**

10 September 2012

**11/00823/FUL**

Alterations to previously approved proposals to extend existing dwelling comprising of two storey brick faced cross wing and one and half storey weatherboarded wing (10/00217/FUL)

**Approved**

3 November 2011

**11/00748/FUL**

A temporary five year consent for the period from 1 April 2012 to 7 January 2017 inclusive for the erection and use of summer and Christmas marquees for the periods from 1 April to 30 September in each year and from 1 December in each year to 7 January in the following year

AND a permanent gazebo

**Approved**

2 April 2012

**10/00217/FUL**

Extension to existing dwelling comprising of two storey brick faced cross wing and one and half storey weatherboarded wing

**Approved**

4 May 2010

**02/00844/LBC**

Part two storey part single storey extension to existing dwelling

**Approved**

4 November 2002

**02/00843/FUL**

Part two storey part single storey extension to existing dwelling

**Approved**

4 November 2002

**98/00656/FUL**

Change of use of agricultural land to domestic garden, landscaping and alterations to existing access

**Approved**

8 October 1998

**95/00243/LBC**

Proposed New House including the re-use of the existing structure (Part Demolition)

**Approved**

29 June 1995



**95/00242/FUL**

New House including the re-use of existing building for residential use

**Approved**

29 June 1995

**92/00507/LBC**

Alteration of Two Storey Building for Residential Use

**Approved**

5 November 1992

**92/00506/FUL**

New House including Re-Use of Existing Building (Residential)

**Approved**

5 November 1992

**4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The application site is Stuntney Old Hall, a rural manor house of C16 origins, de-listed in 1983 and substantially rebuilt and extended from 2002 onwards for use as a wedding venue. It also nominally incorporates a separately-listed barn (NHLE ref 1262252; Grade II) although little trace of this survives, and a de-listing application is currently in progress.
- 4.2 The site has a well-established use as a wedding venue and utilises the 15-bedroom venue to provide hotel accommodation. The site has a varying topography and the access road into the site slopes down towards the main building, that is set amongst a well-manicured garden and landscaping.
- 4.3 The site lies outside of a defined development envelope and is therefore considered to be a countryside location. The site is accessed via the A142 although no views can be obtained into the site from its access point. Due to the flat and open fen landscape, views to the rear of the site can be obtained from some distance at Queen Adelaide Way.

**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.

**Conservation Officer - 12 February 2024**

"When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change.

For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale [or] prominence...of a development.'

In the first instance I must reiterate the point that I have made here repeatedly since 2019: no building has an infinite capacity for absorbing piecemeal additions, and the site would benefit from a masterplan. The detached office block is a case in point: as recently as September 2023 this was proposed as guest accommodation (with a completely different design).

Given that previous permissions have conceded the principle of a ballroom, the flat roofed design proposed here minimises its bulk and continues the architectural language successfully established by the 2020 orangery extension. However the building has now reached its limit.

Recommendation: no objection”

**Technical Officer Access** - 31 January 2024

“Of 80 car parking spaces, only two are marked disabled. Could you consider increasing this amount (should be 6%)?”

**Natural England** – 1<sup>st</sup> Consultation: 27 February 2024

“NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England’s generic advice on other natural environment issues is set out at Annex A.

**European sites**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

**Sites of Special Scientific Interest**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

**Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](https://data.gov.uk) website”

**East Cambs Ecologist** – 3<sup>rd</sup> Consultation: 4 October 2024

“Object main reason: Net loss

Objection reason

This is a pre mandatory BNG site and has been judged in accordance with the Natural Environment SPD.

A metric hasn't been submitted for review but the screenshot in the updated PEA shows a net loss of habitats. Area habitats -0.29 and hedgerow habitat -0.16

This has not fully addressed the previous objection.

The following need to be implemented:

Incorporate ecological enhancements as detailed in Preliminary ecological survey, September 2024 into the development.

During construction the mitigation measure are to be implemented in accordance with Preliminary ecological survey, September 2024.

Prior to planning consent submit a main metric detailing how no net loss is achieved and showing a gain to meet the Natural Environment SPD.

Purchase the units and provide proof of allocation of units from a local registered provider OR provide a plan for onsite BNG enhancements.”

**East Cambs Ecologist** – 2<sup>nd</sup> Consultation: 19 August 2024

“The PEA that has been submitted, has not covered the main ecological concern is there a likelihood of bats or protected species onsite.

The PEA shows the habitats of the gardens etc but has not commented on the potential for bats/birds in the part of the building where the works are likely to take place. I believe the plan is to extend the building into the marquee area, are there any bats/ birds in the building (loft, other suitable nooks that are a potential) if any.

There was no mention of the local Natural Environment SPD requirement to show a gain for biodiversity and how the project may enhance the biodiversity (bat/bird boxes, where to put them) which would need to be addressed in this application.

A small site metric is required if they cannot provide the information in a previous version of a metric which would have been valid at the time. The site is a pre mandatory BNG site but this would fall under the requirements to provide a measurable net gain under local policy. How will the site increase BNG?”

**East Cambs Ecologist** – 1<sup>st</sup> Consultation: 2 February 2024

“I can see no ecological surveys have been conducted for me to comment upon. Preliminary Ecological Survey is recommended, check for likelihood of protected species like bats, especially as this site is in a SSSI/SAC/SPA/Ramsar impact zone. Natural England will need to be consulted.”

**Ely City Council** – 2<sup>nd</sup> Consultation: 20 August 2024

“The City of Ely Council supports the application but hopes that the proposal will not adversely increase noise and traffic and will remain sensitive to the surroundings.”

**City of Ely** – 1<sup>st</sup> Consultation: 30 January 2024

“The City of Ely Council supports the application but hopes that the proposal will not adversely increase noise and traffic and that they will remain sensitive to their surroundings.”

**Lead Local Flood Authority** – 2<sup>nd</sup> Consultation: 9 September 2024

“We have reviewed the following documents:

- Existing Site Block Plan, Nicholas Jacob Architects, Ref: 22090, Rev: PL1, Dated: December 2023
- Proposed Site Plan, Nicholas Jacob Architects, Ref: 22090, Rev: PL6, Dated: December 2023
- Surface Water Drainage Concept and Construction Scheme, JMS Group, Ref: 100, Rev: P1, Dated: 3rd April 2020

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that surface water from the new proposed development can be managed through the use of a system of drains discharging into an attenuation pond which then discharges via flow control at 1l/s from site. The applicant has requested to provide the full Flood risk Assessment and Drainage strategy at the Discharge of Condition stage and due to the nature of the extension this is acceptable.”

[Conditions requested in relation to a detailed design of the surface water drainage of the site and details of measures indicating how additional surface water run-off from the site will be avoided during the construction works]

**Pollution Control**

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

**Construction Surface Water Maintenance**

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.”

**Lead Local Flood Authority** – 1<sup>st</sup> Consultation: 22 August 2024

“At present we object to the grant of planning permission for the following reasons:

## 1. No Surface Water Strategy

Paragraph 173 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. The SuDS should:

- a. Take account of advice from the Lead Local Flood Authority;
- b. Have appropriate minimum operational standards;
- c. Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d. Where possible, provide multifunctional benefits

As a flood risk assessment/surface water strategy containing the above information has not been submitted there is insufficient information in order for us to determine the impacts of the proposal.

In order to assist developers with the preparation of surface water strategies Cambridgeshire County Council has prepared a guidance document which is available to view [here](#).

For a full application the following should be included within the surface water strategy:

- i. Existing impermeable area
- ii. Proposed impermeable area / developable area (including an allowance for urban creep)
- iii. A description of site topography
- iv. A description of ground conditions (using site investigation where possible)
- v. Identification of any surface water flood risk
- vi. Existing site drainage arrangements
- vii. Proposed method of surface water disposal
- viii. Existing and proposed runoff rates (if discharging off-site)
- ix. Existing and proposed runoff volumes (if discharging off-site)
- x. Required volume of attenuation (m<sup>3</sup> per m<sup>2</sup> of impermeable area)
- xi. Preliminary SuDS proposals
- xii. Infiltration test results in accordance with BRE365 (or second viable option for surface water disposal if testing hasn't yet been undertaken)
- xiii. Drainage layout drawing and supporting hydraulic calculations

Informatives:

### Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

### **IDB Consent**

This site falls within the Middle Fen and Mere Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

### **Pollution Control**

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

### **Construction Surface Water Maintenance**

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned."

### **Local Highways Authority – 2<sup>nd</sup> Consultation: 28 August 2024**

"I have no further observations or comments to provide in relation to this application."

### **Local Highways Authority – 1<sup>st</sup> Consultation: 7 February 2024**

"The Local Highway Authority raises no objections to the proposed development.

The existing junction with the highway is suitable for the proposed development and intensification of use. However, the LPA / Parking Authority should ensure that the parking provisions within the site are suitable for a development of this size and in keeping with the NPPF and Local Parking Policies."

### **Environment Agency - 14 August 2024**

"As the proposed development does not have any constraints that fall within our remit, we have no comments to make except that as it appears to be on a dry island, you may want to ensure that your Emergency Planners review the application."

### **ECDC Trees Team - 13 March 2024**

"The proposal includes the loss of existing trees and hedging yet there is no Arboricultural Impact Assessment (AIA) provided as would be expected. There is some soft landscaping indicated on the submitted plans but it comprises very little detail, it may be the case that the soft landscaping may suitably mitigate the losses. If the six trees to be lost are considered to be category B trees which is our only option without an AIA then there would be a requirement for the replacement planting of a minimum of 15 trees to be compliant with policy SPD.NE8: Trees and Woodland

Natural Environment Supplementary Planning Document 2020. Without either an AIA or a soft landscaping plan that includes a minimum of 15 new trees it is not possible to support this application at this time.”

**Environmental Health – 2<sup>nd</sup> Consultation: 9 August 2024**

“Additional detail has been provided regarding the expected foundation designs for the buildings construction.

The applicant has also advised that there is an existing fire hydrant on site.

I have no additional comments to make at this time.”

**Environmental Health – 1<sup>st</sup> Consultation: 22 January 2024**

“Thank you for consulting us on the above application.

If Peter wishes to make any comments he will respond separately.

The Application Form has been completed to state that there will be no trade waste generated as part of this proposal. This is incorrect and so I would be grateful if you could forward the attached Commercial Waste Duty of Care document to the applicant so that they can ensure they are disposing of their waste legally.

I would advise that construction times and deliveries during the construction phase are restricted to the following:

07:30 - 18:00 each day Monday - Friday

07:30 - 13:00 on Saturdays and

None on Sundays or Bank Holidays

If it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. This document should include the commitment to notifying nearby properties prior to the work commencing to advise how long the works will last. This notification should also provide a contact number so that if there are any concerns while the piling is taking place they can contact the contractor. If the method of piling involves impact driving I would request a commitment to the following restricted hours specifically for piling - 09:00 - 17:00 each day Monday - Friday and None on Saturdays, Sundays or Bank Holidays.

If there is no intention to utilise ground piling then I would request this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

I have read the Planning Statement and note the following -

"There is no intention for the Garden Pavilion to allow dual ceremonies to be hosted, it will remain the strict policy of The Old Hall to only host one wedding in any one day."

"A permanent construction is going to have much more appropriate acoustic solutions in place, but the applicant is more than willing to keep the existing NMP if it offers comfort."

If there are existing conditions relating to hours of use for the site I would ask that they are also applied to this proposal if approved.

The Planning Statement makes reference to the Noise Management Plan which was a requirement for the temporary permissions for the existing marquee and that

"As part of the permanent marquee application, the applicant upgraded their Noise Management Plan and this was included as part of the planning application. The applicant is happy to continue with a NMP if the Council deems it necessary."

I can't see if the updated NMP has been included as part of this application but if there is one I would be grateful if you could direct me to it.

No other comments to make at this time but please send out the environmental notes."

**Waste Strategy (ECDC) - 2 February 2024**

"The waste generated from the premises would be commercial, no comment is required from the Waste Team."

**Cambridgeshire Archaeology – 2<sup>nd</sup> Consultation: 13 August 2024**

"Thank you for the reconsultation with regards to the archaeological implications of the above referenced planning application. Having reviewed the additional documents and due to the archaeological potential from medieval and post medieval finds in the area, we believe the site should be subject to a programme of archaeological investigation secured by the inclusion of an archaeological condition."

**Cambridgeshire Archaeology – 1<sup>st</sup> Consultation: 22 January 2024**

"Thank you for the consultation with regards to the above referenced planning application. The proposed development lies in an area of archaeological potential, with The Old Hall situated right at the northern most edge of the 'Fen Island' of Stuntney. Areas on the edge of the fen and drier areas are often exploited throughout history and prehistory by past communities. Stuntney is known to have Roman activity with a possible Roman Dock known to the southwest of the settlement (Cambridgeshire Historic Environment Record 07118). A number of Roman findspots were identified during construction of the Stuntney bypass just to the south of the hall (CHER 07116, 07371b). In fields to the south east is recorded a possible medieval fishpond (CHER 07371), whilst to the north east are the cropmark remains of a trackway (CHER MCB30775). Within the area now occupied by the carpark cropmarks have been identified, likely associated with post medieval Hay stack platforms (CHER MCB30773).

The archaeological evidence of the area is mixed and the proposed development is located with the footprint of the previous marquee or one other previously concreted platforms. If we could get some more information about the nature of the proposed foundations in particular proposed ground depths and treatments, this would help us to determine any impacts to potential archaeology."



**Cambridgeshire Fire and Rescue Service - 23 January 2024**

“With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

I trust you feel this is reasonable and apply our request to any consent given.”

**The Ely Group Of Internal Drainage Board - 11 March 2024**

“The Board has no objection from a drainage point of view.”

**Ward Councillors - No Comments Received**

**Consultee For Other Wards In Parish - No Comments Received**

**Technical Officer Access - No Comments Received**

**County Highways Transport Team - No Comments Received**

5.2 A site notice was displayed near the site on 30 January 2024 and a press advert was published in the Cambridge Evening News on 25 January 2024.

5.3 Neighbours – 20 neighbouring properties were notified no responses have been received. A full copy of the responses are available on the Council’s website.

**6.0 THE PLANNING POLICY CONTEXT**

6.1 *East Cambridgeshire Local Plan 2015 (as amended 2023)*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP 2	Extensions to existing businesses in the countryside
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction

ENV 6	Renewable energy development
ENV 7	Biodiversity and geology
ENV 8	Flood Risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents  
*Contaminated Land*  
*Developer Contributions and Planning Obligations*  
*Cambridgeshire Flood and Water SPD*  
*Natural Environment SPD*  
*Climate Change SPD*  
*Design Guide*

6.3 *National Planning Policy Framework (December 2023)*  
 2 Achieving sustainable development  
 4 Decision-making  
 6 Building a strong competitive economy  
 9 Promoting sustainable transport  
 11 Making effective use of land  
 12 Achieving well-designed and beautiful places  
 14 Meeting the challenge of climate change, flooding and coastal change  
 15 Conserving and enhancing the natural environment  
 15 Conserving and enhancing the historic environment

6.4 *Planning Practice Guidance*

## 7.0 **PLANNING COMMENTS**

7.1 The main considerations in the determination of this application are:

- Principle of Development
- Character, Appearance and Heritage
- Highways and Parking
- Residential Amenity
- Ecology and Trees
- Flood Risk and Drainage
- Other Material Considerations

### 7.2 **Principle of Development**

7.3 Policy GROWTH 2 of the Local Plan 2015 sets out the overall strategy for the distribution of growth across the district. The policy is up-to date and aims to ensure that growth takes place in appropriate locations across the district. Outside defined development envelopes development will be restricted and may be permitted as an exception, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied.

7.4 Policy EMP 2 states that proposals to expand existing businesses in the countryside will be permitted where:

- The proposal does not harm the character and appearance of any existing buildings or the locality  
*Following revisions to the design of both the extension and the massing of the office building, the proposals would be sympathetic to the surrounding character of the buildings and the locality.*
- The proposal is in scale with the location, and would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.  
*The proposal is not considered to generate a significant increase in traffic beyond the existing situation. As elaborated in the relevant section of the report below, the proposals would be re-locating the existing office functions into a separate building to allow for modern-day office functions. Furthermore, the addition of 4no. guest rooms is not considered to be of a significant increase in context of the scale of the site. Overall, the proposals would not generate a significant amount of traffic beyond the existing situation.*
- The extension is for the purpose of the existing business; and  
*The application has been supported by a planning statement that includes details of the business case and justification for the proposals. The statement notes that the Old Hall business has had to respond and adapt quickly to the hospitality and wedding business over recent years, particularly since the Covid-19 pandemic that resulted in making changes to the old business model. During its recovery from the pandemic, the corporate function offering has expanded to fill in missing wedding booking gaps. Furthermore, the Old Hall as a wedding venue is gaining traction nationally.*

*Due to the inefficient office space in the main building, the team has been divided into two groups which leads to break downs in team efficiency. The statement explains that there is a need to accommodate the staff in a central location without being overcrowded and to avoid health and safety issues. Furthermore, the business case notes that in the last three years, the office based staff has increased from 7 to 15 people.*

*It is therefore clear that the Old Hall is competing with wedding venues nationwide and in supporting their business ventures, need to adapt to competition and demands of industry. Furthermore, it is clear that the business has been resilient to the COVID-19 pandemic and the business has a strong backing.*

- Any intensification of use will not detract from residential amenity.  
*As outlined below, there are no nearby neighbouring properties that would be detrimentally impacted by the proposals.*

7.5 The Old Hall has been operating as a successful wedding venue for a number of years. Permission was originally granted for the marquee in 2012 (planning permission ref. 11/00748/FUL). This was limited to a temporary period because

marquees are a temporary structure, and it would allow any impact on residential amenity and highway safety to be fully assessed. Planning permission was subsequently granted in 2013 (ref. 12/01012/FUL) to retain the marquee on site throughout the year without dismantling during certain months. The consent was extended under application reference no. 16/00358/VAR until 7th January 2022. Following this, consent for the marquee to be retained on a permanent basis was given under application reference 21/01337/FUL on the basis that the marquee supports an existing and thriving business and without this, its main event function and wedding offering would struggle to operate.

- 7.6 The application seeks to find a replacement of the marquee with a permanent solution.
- 7.7 As summarised above, and for the reasons discussed in the report below, it is considered that the proposals have been suitably designed to reflect the character and scale of the existing building and its surrounding locality. The proposals have been supported with clear justification of how the proposals would benefit the existing business and why, given the nature of the wedding venue industry, these proposals are required. The intensification of use is not considered to harm or detract from residential amenity, and it is not expected that there would be a significant adverse impact in terms of amount of nature of traffic generation.
- 7.8 It is considered that the proposal complies with policy EMP2 of the Local Plan 2015 (as amended 2023) by providing an expansion of the existing business through the extension of an existing building and provision of a new office block that would support the current wedding venue business that supports a number of local jobs that would mean that the site would continue to be used for such purposes. The principle of development is therefore considered to be acceptable providing the proposed development accords with all other relevant planning policies.
- 7.9 **Character, Appearance and Heritage**
- 7.10 Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. Paragraphs 131 and 135 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions.
- 7.11 Policy ENV1 of the Local Plan 2015 seeks to ensure that proposals provide a complementary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements. Policy ENV1 also requires proposals to protect, conserve and enhance traditional landscape features and the unspoilt nature and tranquillity of the area.
- 7.12 Policy EMP2 states that proposals to expand existing businesses in the countryside will be permitted where the proposal does not harm the character and appearance of any existing buildings, or the locality and the proposal is in scale with the location.

- 7.13 It should be noted that the site nominally incorporates a separately listed barn (NHLE ref 1262252; Grade II) although little trace of this survives and therefore a de-listing application is currently in progress. Whilst the outcome of the de-listing application is unknown, given the scale of development that has taken place in recent years, the impact of the proposed development on the heritage asset is considered negligible. Furthermore, the Conservation Officer holds no objection to the proposal.
- 7.14 Revisions have been received during the course of the application due to Officer concerns regarding design, massing and scale of development.
- 7.15 The proposed extension follows the same form as the previously approved and implemented orangery extension. The extension would be made up of an oak framed structure with large areas of glazing and bays that create a modular appearance to the extension.
- 7.16 Whilst historically the building took a linear east-west aligned form, the proposals would now extend out to the North East, creating extensive views north towards Ely and Ely Cathedral. The requirement for a deep plan, unrestricted space has dictated its flat roofed form, as any pitched roof over such a large span would be unacceptably dominant. There is no denying the scale of this development is large, however in acknowledging the applicants' efforts in replacing the temporary marquee structure with something more permanent the difficulty to reconcile this with traditional building proportions is acknowledged. Whilst the footprint of the extension occupies a large area, the use of the bay window structure breaks up its form and the large expanse of glazing mean that the proposals allow views to and connection with the large, but sympathetically extended, original building.
- 7.17 The revised proposals have seen the re-modelling of the roof of the extension that replaces the marquee. The roof needs to incorporate the air handling plant for the proposals; however, the revisions now utilise a single extract point and any other ducts and the main section of the plant is set back into the roof. By pushing the extraction back this will be concealed from close view of the proposals. The rationalisation of the air handling plant has enabled the bulkiness of the roof of the extension to be lessened.
- 7.18 The proposals have revised the proposed East end 'block' by re-orientating the bridal preparation suite and re-positioning the green room in this form. The bulk of this element of the extension has been rationalised and now presents a brick gable to the North which visually bookends the garden pavilion extension with the existing matching gable at the West end of the building.
- 7.19 The proposed replacement marquee extension would facilitate the introduction of 4 no. guest bedrooms at the lower ground level below the proposed garden pavilion. Due to the topography of the site, this would make use of existing space and would integrate well given that it would not protrude beyond the built form of the garden pavilion.
- 7.20 Regarding the proposed office building, the deep plan structure has not been reduced due to the need to accommodate a set space. However, the scale appears more proportionate and reflective of the original Old Hall building through the introduction of a double pitched roof with hipped ends. This element of the proposal includes buff

clay pantiles on the roof and black stained cladding to the walls with a red brick plinth. Both the materials and the architectural qualities mirror the adjacent building and give the appearance of a less bulky form than the previously proposed flat roof.

- 7.21 The office building also incorporates a 'Groom's prep room' and service accommodation adjacent. Whilst the combined uses do not appear to be typically compatible, it is for the business to determine their suitability in terms of the function they provide. The overall form of the building as a whole has been amended in its roof form, as outlined above, to reflect officer concerns and it is recognised that there is merit in concealing the waste collection containers and machinery storage. This will assist in screening the currently exposed service courtyards and providing a most positive appearance for visitors arriving to the site.
- 7.22 The surrounding landscape is sensitive to change due to its simple and open nature and it is acknowledged that the proposals introduce a large amount of built form in this open area of the site. Due to the sensitivity of the site (both in terms of the building itself and wider views) together with acknowledging the needs of the business, the application has been subject to extensive discussion with the applicant and the architect. It is considered that any further extensions should not be ad hoc, and it is advised that the applicant consider a masterplan for the site, in discussion with the LPA, should further expansion be required.
- 7.23 The revised proposals have rationalised the plans and the proposed architecture would harmonise with existing extensions. Subject to a condition for sample materials, the proposals are considered to comply with the relevant national and local policies referred to above.
- 7.24 **Highways and Parking**
- 7.25 Policy ENV2 of the East Cambridgeshire Local Plan 2015 sets out that development proposals will be required to incorporate the highway and access principles contained in Policy COM7 of the Local Plan 2015 to ensure minimisation of conflict between vehicles, pedestrians and cyclists; safe and convenient access for people with disabilities, good access to public transport, permeability to pedestrian and cycle routes; and protection of rights of way. Policy COM8 of the Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking.
- 7.26 Policy COM7 requires proposals to provide safe and convenient access to the highway network. The access from the A142 was subject to a detailed assessment at the time of the first application. Arrangements were put in place to make sure that all traffic could enter the site on days when weddings and parties are held without hindrance so as to preserve the free flow of traffic on the main road. It was also accepted that the majority of traffic accessing the site would be outside the hours of peak demand in the rush hour and this has proved to be the case. The Highways Officer has commented as part of the application, noting that the existing junction with the highway is suitable for the proposed development and intensification of use.
- 7.27 The Council's parking standards are clear in parking provision being required for each use class. Class C1 (hotel) use requires 1 parking space per guest bedroom. Whilst the garden pavilion extension and the office block will increase the floor area beyond the existing provision, the proposals seek only to accommodate existing uses in these

proposals. The proposals do include the provision of 4no. additional bedrooms, however it is clear that given the size of the existing car park there is sufficient room to cater for this increase. The planning statement notes that there will be no increase in the number of ceremonies taking place at any one point and the venue will continue to operate one wedding ceremony at a time. Furthermore, due to the access off the A142 there is no potential for overspill parking onto the highway.

7.28 Therefore, whilst the proposals seek only to formalise the existing car park arrangements that would result in the addition of 3no. additional parking spaces, this is considered sufficient to accommodate the intended uses. The new parking arrangements will be secured via condition.

7.29 The proposal is therefore not considered to have a detrimental impact on traffic or parking provision and would be in accordance with Policies COM 7 and COM 8 of the Local Plan.

### 7.30 **Residential Amenity**

7.31 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers.

7.32 LP Policy ENV 9 seeks to protect residential occupiers from noise, smell, vibration and other forms of pollution.

7.33 The proposed development would be within the grounds the Old Hall estate, some distance from the nearest other neighbors. The proposal to replace the marquee with a permanent extension would provide a more substantial measure at controlling noise from the site due to its construction and permanence.

7.34 The provision of the new accommodation rooms and office block would not lead to an intensification of activities on the site that would have an adverse effect on neighboring residential amenity in the wider area, nor is this expected to increase the comings and goings to the site to significant extent.

7.35 The Environmental Health Officer has noted the previous submission of a Noise Management Plan (NMP). This related to the site's operations with the marquee structure, as opposed to the permanent solution sought here. Whilst the proposal would provide greater screening of noise, it is acknowledged that through the opening of doors and windows sound can travel in a similar way. It is therefore considered necessary to condition submission of this detail via condition to ensure that occupiers who are situated away from the site are not detrimentally impacted by the travelling noise.

7.36 Subject to conditions for the NMP, construction hours and piling statement the proposals are considered to comply with the requirements of Policies ENV2 and ENV9 of the Local Plan together with the NPPF.

### 7.37 **Ecology and Trees**

- 7.38 Policy ENV1 of the Local Plan 2015 requires proposals to protect, conserve and enhance traditional landscape features and the unspoilt nature and tranquility of the area. Policy ENV 7 of the ECDC Local Plan 2015 seeks to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds.
- 7.39 The Natural Environment SPD Policy SPD.NE6 also requires that all new development proposals should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 7.40 Chapter 15 of the NPPF seeks to ensure that development proposals should contribute to and enhance the natural and local environment, by protecting and enhance valued landscapes, site of biodiversity or geological value and soils, as well as recognising the intrinsic character and beauty of the countryside. The NPPF also places emphasis Paragraph 180(d) on the provision of net gains for biodiversity.
- 7.41 It is noted that the site has undergone a range of landscaping improvements outside of any application that aids the tranquility of the site. A comprehensive soft landscaping scheme has been incorporated into the design and provided as part of the application. This has aided the assimilation of the proposals into the sloping topography of the site. The Trees Officer has noted that the plans appear to remove six trees and without an AIA to confirm their classification, it is assumed that these are category B trees. In accordance with policy NE8 of the Natural Environment SPD, this requires replacement planting of a minimum of 15 trees. The extensive landscaping plans include the extension of the existing yew hedging to the North of the office building together with the provision of 15no. new deciduous trees planted in the belt to the south and east of the office and service buildings.
- 7.42 The Ecologist has raised concerns that the proposals do not demonstrate a net gain in accordance with the Natural Environment SPD. The submitted PEA acknowledges that the site had very limited potential to support protected species, and no habitats of value/priority habitats were identified. This is further appreciated in Officer site visits in acknowledging the urbanisation of the site and primary use itself being unlikely suitable for breeding and habitats. Therefore, although overall there is a net loss on the site, the baseline condition was also considered to be very low. Given the ongoing use of the site, it is considered that standard biodiversity improvements such as the provision of bat and bird boxes would be sufficient to acknowledge both the requirement of the SPD together with the low biodiversity value of the site. The mitigation measures set out in the PEA will therefore be secured through condition.
- 7.43 In terms of European Sites and SSSI's, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
- 7.44 Notwithstanding, no proposals have been put forward with regards to external lighting. Due to the site's proximity to the SSSI it is considered necessary to control this provision through a suitably worded planning condition, requiring the LPA's prior written approval of any proposals for external lighting.
- 7.45 Subject to the aforementioned conditions, the proposals are considered to result in an acceptable impact to trees and ecology.



7.46 **Flood Risk and Drainage**

7.47 Paragraph 6.9.1 of the East Cambridgeshire Local Plan 2015 is clear that “flood risk is an important issue for the district, particularly given the topography of the area and the context of climate change with related sea-level rises and increased incidents of heavy rainfall”. The Cambridgeshire Flood and Water SPD sets out that the general approach to flood risk and planning is that development should be directed to the areas at the lowest risk of flooding.

7.48 Policy ENV8 of the Local Plan 2015 sets out that all developments should contribute to an overall flood risk reduction and that the sequential and exception test will be strictly applied across the district. It sets out that development should normally be located in Flood Zone 1. Although it is noted that a small portion of land to the North, located within the blue line, is within Flood Zone 3, the red line boundary of the application site itself is located in Flood Zone 1.

7.49 The Lead Local Flood Authority (LLFA) originally raised an objection to the scheme due to the lack of a surface water strategy. The applicant noted that there would be little change to surface water disposal as the existing buildings, car park and service compound already send rainwater down the hill to the lakes and the heavy clay subsoil means that the existing situation results in surface run off from the grass areas, planting beds etc. The applicant indicated on the site plan that the proposals would take rainwater from the car park, office and service buildings to an attenuation tank and then into the ditch system. The LLFA reviewed the response and the plans that have been approved on site for previous schemes, noting that the documents demonstrate that surface water from the new proposed development can be managed through the use of a system of drains discharging into an attenuation pond which then discharges via flow control at 1l/s from site.

7.50 The LLFA have therefore suggested the provision of the surface water drainage proposals and proposals to manage surface water run off during construction can be secured via condition.

7.51 **Other Material Matters**

7.52 *Archaeology*

7.53 Policy ENV 14 states that development proposal affecting sites of known archaeological interest should have regard to their impacts upon the historic environment and protect, enhance and where appropriate, conserve nationally designated and undesignated archaeological remains, heritage assets and their settings and require the submission of an appropriate archaeological evaluation/assessment of significance.

7.54 The Historic Environment Team noted proposed development lies in an area of archaeological potential, with The Old Hall situated right at the northern most edge of the ‘Fen Island’ of Stuntney. The archaeological evidence of the area is mixed and area on the edge of the fen and drier areas are often exploited throughout history and prehistory by past communities.

7.55 The applicant provided additional information and clarification regarding the nature of the proposed foundations. It has since been recommended by the Historic Environment Team that due to the archaeological potential from medieval and post medieval finds in the area, the site should be subject to a programme of archaeological investigation secured by the inclusion of an archaeological condition.

7.56 *Energy Efficiency and Renewables*

7.57 Policy ENV4 of the Local Plan 2015 sets out that all proposals for new development should aim for reduced or zero carbon development in accordance with the zero carbon hierarchy, first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. Applications are required to demonstrate how sustainable design and construction has been considered, and all non-domestic developments of 1000m<sup>2</sup> or more are required to meet BREEAM Very Good standard or equivalent. The applicant has noted that improved sustainability will be provided by a ground source heat pump installation using the existing small lakes as the heat source. To ensure the development meets the BREEAM Very Good standard this will be secured via condition.

7.58 *Phasing*

7.59 The agent has advised that it is likely that the proposals will be brought forward in two phases. Phasing Document dated 24 October 2024 notes that Phase 1 will comprise the office and service yard buildings and Phase 2 will comprise the Garden Pavilion (replacement marquee) and attached works, including carpark resurfacing and access arrangements. As such, conditions are reflected to allow the phasing of the development.

7.60 **Planning Balance**

7.61 The proposals would provide a replacement extension for the existing marquee structure which, although granted a permanent consent, is temporary in its form and structure. The proposal to replace the marquee would result in a purpose built, permanent and architecturally well-designed extension. The proposals would also provide for an identified need in the re-location of the exiting office uses into a separate office building. The proposals would therefore allow for the business's successful operation and continued employment in the area. The proposals comply with the above referenced local and national policies and therefore the application is therefore recommended for approval.

**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:
- The business case put forward for the proposals
  - The architectural quality of the proposals
  - The employment opportunities the business brings to the district

## 9.0 **APPENDICES**

### 9.1 **Background Documents**

23/01403/FUM  
21/01337/FUL  
20/00676/FUL  
20/00104/FUL  
19/01136/VAR  
17/01665/FUL  
17/01384/FUL  
16/00358/VAR  
16/00255/FUL  
12/01012/FUL  
12/00702/VAR  
11/00823/FUL  
11/00748/FUL  
10/00217/FUL  
02/00844/LBC  
02/00843/FUL  
98/00656/FUL  
95/00243/LBC  
95/00242/FUL  
92/00507/LBC  
92/00506/FUL

National Planning Policy Framework -  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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 - 23/01403/FUM Conditions

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

Plan Reference	Version No	Date Received
22090-110	PL6	2nd August 2024
22090-111	PL6	2nd August 2024
22090-003	PL6	2nd August 2024
22090-004	PL2	2nd August 2024
22090-211	PL3	2nd August 2024
22090-112	PL3	2nd August 2024
22090-210	PL6	2nd August 2024
22090 001	PL1	27th December 2023
Preliminary Ecological Appraisal Phasing Document	Rev A	20th September 2024  24th October 2024

- 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 The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to the commencement of any development in Phase 1 (as defined by Phasing Document dated 24 October 2024) it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.  
  
A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within six months of first occupation of the site for written agreement by the Local Planning Authority.
- 3 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.
- 4 The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to the commencement of any development in Phase 2 (as defined by Phasing Document dated 24 October 2024) it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.

A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within six months of first occupation of the site for written agreement by the Local Planning Authority.

- 4 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.
- 5 No demolition/development shall commence on Phase 1 (as defined by Phasing Document dated 24 October 2024) until a programme of archaeological work, commencing with the evaluation of the application area, has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
  - a. the statement of significance and research objectives;
  - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c. The timetable for the field investigation as part of the development programme;
  - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 No demolition/development shall commence on Phase 2 (as defined by Phasing Document dated 24 October 2024) until a programme of archaeological work, commencing with the evaluation of the application area, has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
  - a. the statement of significance and research objectives;
  - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c. The timetable for the field investigation as part of the development programme;
  - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
- 6 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 Prior to the commencement of development in relation to Phase 1 (as defined by Phasing Document dated 24 October 2024), including preparatory works, details of measures indicating how additional surface water run-off from the site will be avoided during the construction works shall be submitted to and approved in writing by the Local Planning

Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

- 7 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 (as amended 2023). 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.
- 8 Prior to the commencement of development in relation to Phase 2 (as defined by Phasing Document dated 24 October 2024), including preparatory works, details of measures indicating how additional surface water run-off from the site will be avoided during the construction works shall be submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.
- 8 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 (as amended 2023). 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.
- 9 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The surface water drainage proposals shall include:
  - a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
  - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
  - c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
  - d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
  - e) Site Investigation and test results to confirm infiltration rates;
  - f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
  - g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
  - h) Full details of the maintenance/adoption of the surface water drainage system;
  - i) Permissions to connect to a receiving watercourse or sewer;

j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

- 9 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 (as amended 2023).
- 10 No development shall take place other than in strict accordance with the mitigation recommendations contained within the Preliminary Ecological Appraisal Rev A dated September 2024.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 11 In the event of the foundations from either phase of the proposed development requiring piling, prior to the commencement of the piling a report/method statement shall be submitted to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 No above ground construction shall take place on site until details of the 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.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 Prior to the commencement of use of the garden pavilion constructed under Phase 2 (as defined by Phasing Document dated 24 October 2024), a Noise Management Plan (NMP) shall be submitted to and agreed in writing with the Local Planning Authority. The NMP shall include the opening of doors and windows and the hours of operation for amplified music.  
  
The agreed NMP shall be implemented for every event held on the site.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 14 Prior to use of any phase of the development hereby approved, a scheme of biodiversity improvements shall be submitted to and approved in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 14 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.

- 15 Prior to the commencement of use of any development constructed under Phase 2 (as defined by Phasing Document dated 24 October 2024) the proposed on-site parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan no. 003 Rev PL6 and thereafter retained for that specific use.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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 ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 18 The accommodation hereby permitted shall be occupied for holiday purposes only and shall not be occupied as any person's sole or main residence.
- 18 Reason: The application has been assessed as acceptable and complying with policy GROWTH 2 on this basis.
- 19 Notwithstanding the approved plans, no external lighting shall be erected within the application site until details of the proposed lights, their specification, location, the orientation/angle of the luminaries, predicted light spill and hours of proposed use, have been submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 19 Reason: To safeguard the character and appearance of the area and local biodiversity and ecology, in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD.