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**South
Cambridgeshire**
District Council

Mr Daniel Aguilar-Agon
Acre Cottage
Acre Road
Carlton
Newmarket
Cambridgeshire
CB8 9LF

Planning and New Communities
Contact: Debra Bell
Direct Dial: 01954 713263
Direct email: debra.bell@scambs.gov.uk
Our Ref: S/1345/18/DC
Your Ref:
Date: 07-Jun-2018

Dear Mr Aguilar-Agon

Proposal: Discharge of Conditions 3 (Materials), 4 (Contamination) & 5 (Contractors Arrangements) of Planning Permission S/0169/16/FL
Location: 90A, High Street, Girton, Cambridge, Cambridgeshire, CB3 0QL
Applicant: Ms C Stewart

With regard to your application S/1345/18/DC for the approval of details reserved by condition applied to the above planning permission, I can confirm the following details are not agreed and remain outstanding. The application is therefore **Refused**.

Condition 3 – Materials - Agreed

External Brick – BEA Clay Solutions of Huntingdon Majestic Facing Brick, clay creased brick with a black fret.

Weatherboarding – Black Timber Feather Edged Weather Boarding.

Roof on the Annex and Link Sections – Anthracite Dark Grey Zinc, by VMZINC.

Roof Over the garages - Natural Slate, Spanish Slate – Del Carmen Slate.

Windows and Doors – Powder Coated Aluminium Anthracite Grey External Finish by VELFAC.

Condition 4 – Contamination - Refused

Though the submitted Enviroscreen Certificate gives a “pass” to the property at 90A High Street in relation to contaminated land, the property outline does not include all of the land which is subject to the planning application S/0169/16/FL.

The land within the red line boundary includes an area of former quarrying and infilled land, coinciding with garden area, identified on historic maps which is also shown as item 4 on the Enviroscreen certificate. Further former quarries / unknown filled ground is also shown to the north east of the site. As such, further investigation is required and the condition cannot be discharged until further information is submitted.

“No development approved by this permission shall be commenced, unless otherwise agreed, until:

a) The application site has been subject to a detailed desk study, including site walkover and preliminary Conceptual Site Model, to be submitted to and approved by the Local Planning Authority.

b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

e) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.”

Condition 5 – Contractors Arrangements - Refused

The Local Highway Authority does not recommend that the Local Planning Authority discharge Condition 5 for the following reasons:

1. The Highway Authority would require that no deliveries be made to the site/removals from site between the hours of 7.30-9.30 and 15.30-18.00
2. Please request that the applicant include the wording ‘A road sweeper will be commissioned at the reasonable request of the Local Highway Authority’ within the submitted information.
3. Please can the applicant show where the wheel wash will drain.
4. A swept path analysis of the largest vehicle which will be delivering to site to ensure that it can reverse in to the site and leave in a forward gear.
5. Please request that the applicant show the number and size of the proposed contractor car parking bays.
6. A signaller is required at all times during the construction period.

Please find attached guidance in respect to the information required within the TMP.

Please note, discharge of the conditions attached to the planning permission reference S/0169/16/FL cannot be formally discharged until sufficient details have been provided to satisfy all conditions. The conditions therefore remain outstanding.

Yours faithfully

Debra Bell

Debra Bell
Planning Officer