



OFFICER REPORT

Application Number: 25/00176/VAR3M

Proposal: To Vary Conditions 1 (Approved Plans), 8 (Contamination), 12 (Sustainability), 13 (Operating Hours), 14 (Use of Function Room), 15 (Hard Landscaping), 16 (External Lighting), 19 (Soft Landscaping), 21 (Tree Protection), 24 (Foul Water Drainage), 25 (Surface Water Drainage), Condition 27 (External Materials), 28 (Flower Court & Function Room), 29 (Boundary Treatments), 31 (Visibility Splays), 34 (Fire Hydrants) and 35 (Delivery Times) for previously approved 21/01216/F3M dated 26 October 2022 for construction of a crematorium and associated service and administration building, function building, memorial garden, natural burial areas, pet cemetery, car parking, new vehicular access from the A142 north of the site and landscaping

Location: Mepal Outdoor Centre Chatteris Road Mepal Ely Cambridgeshire CB6 2AZ

Applicant: East Cambridgeshire District Council

Agent:

Case Officer: Catherine Looper

The Application:

The proposed variation seeks to alter elements of the previously approved scheme. The alterations are listed below:

- Reduction in floor area by circa 27sqm and reduction in tallest elements of the scheme by 1.5m.
- Relocation of plant room.
- Changes to internal layout.
- Changes to site layout (reduction of roadway surfaces).
- Amendment to flower court.
- Realignment of waiting room.
- soft landscaping amendments to incorporate existing site levels and minimise the impact on the ecological habitat, including relocation of pet cemetery area.
- Revised drainage scheme in response to the landscaping changes.

The wording of a number of conditions would require alteration due to the wording including reference to previously approved plans which will change as a result of the variation:

Condition 1 (Approved Plans)

Condition 15 (Hard Landscaping)

Condition 16 (External Lighting Strategy and electric car charging plan)

Condition 27 (External Materials)

Condition 29 (Boundary Treatment/Gates)

Condition 31 (Visibility splays)

The applicant is also submitting further information in relation to conditions which were appended to the previously approved application:

Condition 8 (Contamination)

Condition 19 (Soft landscaping)

Condition 21 (Tree protection)

Condition 24 (Foul Surface Water)
Condition 25 (Surface Water Drainage)
Condition 28 (Flower Court & Function Room)
Condition 34 (Fire Hydrants)

There are some conditions which are sought to be amended due to further clarification on operation of the site:

Condition 12 (Sustainability)
Condition 13 – (Operating hours)
Condition 35 – (Delivery times)
Condition 14 – (Function Room)
Condition 33 – (Travel Plan)

Relevant Plans:

Plan Reference	Version No	Date Received
ACM-XX-XX-RP-LA-000001 NBS SPEC	P02	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000002	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000003	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000201	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000004	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000005	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000006	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000202	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000203	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000201	P03	25th April 2025
ECDC-ACM-XX-XX-DR-LA- 000501	P02	25th April 2025
ECDC-ACM-XX-XX-SC-LA- 000001	P03	25th April 2025

ECDC-ACM-XX-XX-DR-LA-000001	P03	25th April 2025
19052-BM3-01-00-DR-A-10010	P02	20th February 2025
C0924 KJT-ZZ-00-DR-E-6001	S4-P01	17th February 2025
C0924 KJT-ZZ-00-DR-E-6002	S4-P01	17th February 2025
LVIA		19th August 2021
Tree Survey Report		13th August 2021
Noise Impact Assessment		13th August 2021
Planning Statement		13th August 2021
Air Quality Assessment		13th August 2021
Design & Access Statement	CDS	13th August 2021
Design & Access Statement	Benchmark Rev G	18th August 2021
Emissions Statement		13th August 2021
Landscape Management Plan		13th August 2021
Phase I & Phase II GEO Report		13th August 2021
Statement of Community Involvement		13th August 2021
Drainage Strategy Report		16th August 2021
Wintering Bird Survey		19th August 2021
PEA	4	19th August 2021
Water Vole & Otter Report	2	19th August 2021
Dusk Activity Survey	3	19th August 2021
Reptile Presence & Absence Report		19th August 2021
Impact Calculation Report	8	19th August 2021
Breeding Birds Survey		19th August 2021
Terrastrial Invertebrate		19th August 2021

Survey Report		
Botanical Survey Report		19th August 2021
03-03-001	B	13th August 2021
Appendix 3		13th August 2021
L-001	001	13th August 2021
Transport Statement		15th February 2022
Applicants response to Wildlife Trust		15th February 2022
Flood Risk Assessment		9th March 2022
Drainage Strategy Report	Dec 2021	12th January 2022
Nexus response to CCC	re Waste & Minerals	12th January 2022
Ecological Impact Assessment	9	12th January 2022
Drainage Maintenance & Management Plan		12th January 2022
Stage 1 RSA (including Designers Response)	1	15th February 2022
Road Safety Audit Stage 1	1	15th February 2022
20549Y 02		13th August 2021
Response to EA		28th July 2022
Tier 2 Groundwater Risk Assessment		20th May 2022
D200004_CDS_EN_ZZ-DR-L-016-003		29th April 2022
D200004-CDS-EN-ZZ-DR-L-050-001		29th April 2022
20549Y 01	Rev A	13th August 2021
D200004-CDS-EN-ZZ-DR-L-300-002		27th April 2022
D200004-CDS-EN-ZZ-DR-T-004	02	27th April 2022
D200004-CDS-EN-ZZ-DR-L-006-003		27th April 2022

19052-BM3-01-00-DR-A-10001	REV P01	17th February 2025
19052-BM3-01-00-DR-A-10101	REV P01	17th February 2025
19052-BM3-01-ZZ-DR-A-10250	REV P01	17th February 2025
19052-BM3-01-00-DR-A-90001	REV P01	17th February 2025
19052-BM3-01-00-DR-A-90002	REV P01	17th February 2025
19052-BM3-01-00-DR-A-90003	REV P01	17th February 2025
19052-BM3-01-ZZ-DR-A-10301	REV P01	17th February 2025
19052-BM3-01-ZZ-DR-A-10302		17th February 2025
220607_1_0219647_219815		17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000501	P03 Sheet 1	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000502	P03 Sheet 2	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000503	P03 Sheet 3	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000504	P01 Sheet 1	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000505	P01 Sheet 2	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000506	P01 Sheet 3	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000510	P01	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000511	P01	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000515	P02 Sheet 1	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000516	P02 Sheet 2	17th February 2025

60732137-ACM-ZZ-ECDC-DR-CE-000517	P02 Sheet 2	17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000518	P01 Sheet 4	17th February 2025
C0924-KJT-ZZ-00-DR-E-6001	S4-P01 Sheet 1	17th February 2025
C0924-KJT-ZZ-00-DR-E-6002	S4-P01 Sheet 2	17th February 2025
ECDC-ACM-XX-XX-DR-LA-000101	REV P02	17th February 2025
ECDC-ACM-XX-XX-DR-LA-000102	REV P02 Sheet 1	17th February 2025
ECDC-ACM-XX-XX-DR-LA-000103	REV P02 Sheet 2	17th February 2025
ECDC-ACM-XX-XX-DR-LA-000104	REV P02 Sheet 3	17th February 2025
ECDC-ACM-XX-XX-DR-LA-000105	REV P02 Sheet 4	17th February 2025
Condition 1 Plan Schedule		17th February 2025
Condition 12 - Sustainability	V1	17th February 2025
Condition 13 Operating Hours & 35 Delivery Times	V1	17th February 2025
Condition 14 - Use of Function Room	V1	17th February 2025
Condition 33 - Travel Plan	V1	17th February 2025
ECDC-ACM-XX-XX-SC-LA-000001	P02 Sheet 1	17th February 2025
Remediation Strategy and Verification Plan	V1.0	17th February 2025
Tree Survey and Arboricultural Impact Assessment		17th February 2025
ECDC-ACM-XX-XX-DR-LA-000001	REV P03	17th February 2025

The Site and its Environment:

The application site comprises an area of approximately 13 ha (32 acres) located on the western side of the A412 between Mepal and Chatteris and approximately 12km (7.45 miles) to the west of Ely and forms part of the Mepal Gravel Pits County Wildlife Site.

Previous applications state that the site was in open countryside until the 1950s when it was in use as a quarry for aggregates. By late 1970 the quarry was filled with water and the site became an outdoor educational facility.

To the north of the site is the Pretoria Energy plant with Block Fen Farm lying to the east.

Dense hedgerow and trees screen the site on all of its 4 boundaries.

Planning History:

21/01216/F3M	Construction of a crematorium and associated service and administration building, function building, memorial garden, natural burial areas, pet cemetery, car parking, new vehicular access from the A142 north of the site and landscaping	Approve	26.10.2022
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Replies to consultations:

A site notice was displayed near the site on 28 February 2025 and a press advert was published in the Cambridge Evening News on 27 February 2025. In addition, 23 neighbouring properties have been directly notified by letter. Two responses have been received raising the following summarised concerns:

- Inappropriate location due to odour from maize crops and noise.
- Highways safety and access concerns.
- If site is underused will result in vandalism, trespass, illegal occupation and unsociable behaviour.
- Comments that previous crematorium application did not follow due process for consultation.
- The need for a crematorium has not been demonstrated.

Fenland District Council – 7 March 2025

The LPA acknowledge the alterations proposed to the design of the site and the resultant variation of Condition 1 (approved plans) as well as various other conditions to amend plan references. The LPA has no comment to make regarding With regard to the additional information submitted to vary conditions 8, 19, 21, 24, 25, 28 and 34, the LPA has no comment to make subject to consultation with relevant consultees.

Cambridgeshire Archaeology -
No Comments Received

Asset Information Definitive Map Team -
No Comments Received

Environment Agency - 11 March 2025

Thank you for the consultation dated 19 February 2025. We have reviewed the documents as submitted and have no objection to this variation of condition application and the amendments proposed in Condition 1 (Approved Plans). We did not recommend any of the other conditions proposed, so have not commented on these.

Please see our comments below relating to Groundwater and Contaminated Land.

Groundwater and Contaminated Land

From our review of amended drainage plans we note however that it is now proposed to discharge domestic foul effluent to a reed bed. The release of foul effluent to ground or surface water will require an environmental permit under The Environmental Permitting Regulations 2016 unless the discharge complies with the general binding rules for small sewage discharges, as per the small-sewage-discharges-in-England-the-general-binding-rules guidance. There is no guarantee that a permit will be granted. A permit will only be granted if the risk to the environment is acceptable. It is unlikely that a permit will be granted if it is reasonable to discharge to public foul sewer, as per the discharges-to-surface-water-and-groundwater-environmental-permits#discharges-in-sewered-areas guidance. We recommend early engagement with our permitting teams, so that any issues can be identified and (where possible) resolved.

ECDC Trees Team - 5 March 2025

The submitted arboricultural information is acceptable, and I have no concerns regarding its recommendations.

The soft landscaping scheme is generally acceptable the only area of concern is the 24 memorial tree locations areas A to I as the indicated ornamental Crab Apple trees produce significant numbers of fruit which will fall onto the paths adjacent them posing a slip hazard to those using it which would require significant regular maintenance to remove the fruit or result in the trees being removed or unsuitably pruned. As the memorial trees in areas A to I are future planting suggestions I would be happy for the planting species details to be confirmed at a later date.

Animal And Plant Health Agency - 24 February 2025

As yet we have not received any approval and registration applications for either a pet crematorium or the pet cemetery for this site.

These are required for the ABP activities listed.

It may be that the customer is waiting for the planning permission to be approved before applying for the required APHA approval and registration.

County Highways Transport Team – 28 April 2025

No comment or objection.

East Cambs Ecologist – 30 April 2025

From the information provided the Senior Ecologist has reviewed this application and, as of 30/4/25 that plans have been varied in a way to further enhance the site as a CWS.

Caution Lighting condition 16 - may need to be amended depending upon the results of the bat surveys or further mitigation measures may need to be placed to prevent the lighting becoming an issue for the foraging bats to meet ILP 2023 guidance.

Although the location of lighting is reasonable the type of lighting may not be suitable without additional mitigation or lowering the lm levels to 3000lm/ changing the colour of light to one that does not affect bats on an amber -red spectrum/ placing downlighting caps Or simply turning some of the lights when the site is not in use to avoid any potential disturbance.

Building Control - East Cambridgeshire District Council -

No Comments Received

Technical Officer Access -

No Comments Received

Local Highways Authority - 20 February 2025

Thank you for your consultation in regards to the above referenced planning application.

We have reviewed the application and can confirm that we have no comment or objection.

CCC Growth & Development -

No Comments Received

Middle Level Commissioners -

No Comments Received

Minerals And Waste Development Control Team -

No Comments Received

Design Out Crime Officers - 28 February 2025

Thank you for the opportunity to comment on this variation of conditions. According to the documents on the portal there is consultee response August 2021 from Designing Out Crime Officer (DOCO) however on viewing this, the document is from Environmental Health, I am unable to find and comments on the portal from the police DOCO.

Having read the documents it appears that we have not previously been contact for comment on this application.

I have searched the constabularies crime and incident systems covering a two-year period Downham Village Ward, crimes for this ward over the period are 264 and incidents 763, I have drilled down to Iretons Way Mepal A1102, I would consider this to be a low risk to the incidents of crime based on the current figures.

Whilst I appreciate this is at an early stage within the planning process it is important that security and crime prevention are discussed at the earliest opportunity to ensure that the security of buildings, and the environment provide a safe place for visitors and this should be considered as an integral part of any initial design for proposed development's, and incorporate the standards of "Secured by Design", to design out crime and reduce the opportunities for crime.

I would be happy to arrange a meeting with the developer to discuss Secured by Design (SBD) as I believe this development could achieve the accreditation with discussion.

Please see comments below

Building line

o External Lighting

There should be wall mounted lighting above all entrance doors and around the building line, these should be LED dusk to dawn lights.

Car Park Lighting

o External lighting - I would like to see a full External lighting plan for the car park including calculations and lux levels when available.

For the safety of people and their property our recommendation is that parking areas/car parks should all be lit by columns to BS5489:1 2020. However, if this requirement conflicts with local conditions such as within a conservation area or where there is a dark sky policy, the implications should be discussed with the DOCO and the local lighting authority.

A variable lighting system, which incorporates low rise lighting levels in accordance with local circumstances, is preferred to any total switch off policy employed to reduce CO2 emissions. The Institution of Lighting Professionals does not encourage switch off unless a full risk assessment has been carried out and, in any case, it should never be implemented purely on the grounds of cost savings.

Bollard lighting and Embedded floor lights are only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage and do not provide sufficient illumination for facial recognition..

- o EV Charging
Electric vehicle charging points (EVCPs), provided for residential use, should be located within parking bays that are subject to natural surveillance and covered by CCTV, these should be protected with bollards to prevent them being damaged by reversing vehicles, there should also be a suitable fire strategy in place.
- o Fencing - the proposals for the location appear acceptable.

I am happy for the above to be conditioned should planning be approved.

Environmental Health - 20 February 2025

Thank you for consulting us on the above application.

Peter will respond separately with his comments concerning Condition 8 and the Remediation Strategy.

I have no issues to raise with the proposed wordings of Conditions 13, 16 or 35.

Sutton & Mepal Internal Drainage Board – 13 March 2025

No objections made.

Natural England -

No Comments Received

Design Out Crime Officers - 17 March 2025

Thank you for contacting me. I understand the sensitivities of this location, on reviewing the documents and my comments, I can confirm I am supportive of the lighting proposals and happy to discharge.

C P R E -

No Comments Received

Lead Local Flood Authority – 30 April 2025

We have reviewed the following documents:

- Drainage General Arrangement Sheet 1, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000501 Rev P03, Dated: 24 January 2025
- Drainage General Arrangement, Sheet 2, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000502 Rev P03, Dated: 24 January 2025
- Drainage General Arrangement Sheet 3, Aecom, Ref: ACM-DC-DR-CE-000503 Rev: P03, Dated: 24 January 2025
- Surface Water Drainage Manhole Schedule, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000510 Rev P01, Dated: 24 January 2025
- Drainage Construction Details Sheet 1, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000515 Rev P02, Dated: 24 January 2025
- Drainage Construction Details Sheet 2, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000516 Rev P02, Dated: 24 January 2025
- Drainage Construction Details Sheet 3, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000517 Rev P02, Dated: 24 January 2025
- Drainage Construction Details Sheet 4, Aecom, Ref: ACM-ZZ-ECDC-DR-CE-000518 Rev P01, Dated: 24 January 2025

Based on these we support the variation of Condition 25 of permission 21/01216/F3M to reflect the above referenced documents. The variation shows a good range of SuDS, including permeable

paving, swales and attenuation basins to be included within the scheme to be detailed further under future conditions applications.

Informatives

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

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.

Parish - 4 March 2025

Mepal Parish Council original response to the application remains.

Ward Councillors -

No Comments Received

The Ely Group Of Internal Drainage Board - 13 March 2025

Many thanks for your phone call and email of yesterday regarding the above development.

Please be advised that neither the Middle Level Commissioners nor our associated Boards are, in planning terms, statutory consultees and, therefore, do not actually have to provide a response to the planning authority and receive no external funding to do so.

It is presumed that the applicant will contact the Board as soon as possible, and the Board's prior written consent issued when and where required.

The Ely Group Of Internal Drainage Board - 25 February 2025

This site is within the Sutton & Mepal Internal Drainage Board. The Middle Level Commissioners should be contacted for comment.

Environmental Health - 12 March 2025

Thank you for consulting me on the above proposal. I have read the Remediation Strategy and Verification Plan dated February 2025 prepared by TRC Companies Ltd and accept the proposals for further surface water, groundwater and ground gas monitoring; reuse of site won soils;

installation of buried services in clean soil corridors; and verification reporting. Depending on the results of the further investigation, additional remediation proposals may be required. It will not be possible to recommend discharge of condition 8 until the further investigation and risk assessment work has been completed.

The Planning Policy Context:

East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of Growth
GROWTH 5	Presumption in favour of sustainable development
EMP4	Re-use and replacement of existing buildings in the countryside
ENV1	Landscape and settlement character
ENV2	Design
ENV4	Energy efficiency and renewable energy in construction
ENV7	Biodiversity and geology
ENV8	Flood risk
ENV9	Pollution
ENV14	Sites of archaeological interest
COM3	Retaining community facilities;
COM4	New community facilities;
COM7	Transport Impact;
COM8	Parking Provision.

Mepal Neighbourhood Plan 2024

Policy 1	– Settlement Boundary
Policy 2	– Community Assets
Policy 4	– Highway Impact
Policy 5	– Climate Change Mitigation
Policy 7	– Views and Vistas Page
Policy 8	– Local Character
Policy 9	– Boundary Treatment, Hedgerows, Trees and Public Realm

National Planning Policy Framework (December 2024)

2	Achieving sustainable development
6	Building a strong, competitive economy
8	Promoting healthy and safe communities
9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water
Natural Environment
Climate Change

Planning Comments:

The proposed variation seeks to alter elements of the previously approved scheme. The alterations are listed below:

- Reduction in floor area by circa 50sqm and reduction in tallest elements of the scheme by 1.5m.
- Relocation of plant room.
- Changes to internal layout.
- Changes to site layout (reduction of roadway surfaces).
- Amendment to flower court.
- Realignment of waiting room.
- soft landscaping amendments to incorporate existing site levels and minimise the impact on the ecological habitat, including relocation of pet cemetery area.
- Revised drainage scheme in response to the landscaping changes.

The wording of a number of conditions would require alteration due to the wording including reference to previously approved plans which will change as a result of the variation:

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Condition 25 (Surface Water Drainage)

Condition 28 (Flower Court & Function Room)

Condition 34 (Fire Hydrants)

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Condition 12 (Sustainability)

Condition 13 – (Operating hours)

Condition 35 – (Delivery times)

Condition 14 – (Function Room)

Condition 33 – (Travel Plan)

These proposed changes will be discussed individually below.

The original application was determined at Planning Committee. The current variation application has been subject to formal consultation with a number of relevant consultees, including neighbours, the Parish Council and Ward Councillors. The application has not been called into Planning Committee by Ward Councillors, and as a courtesy to the Planning Committee, confirmation was sought that this application could be dealt with under delegation.

The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the approved proposals.

The PPG advises that where modifications are fundamental or substantial a new planning application will be required. Where less substantial changes are proposed, a minor material amendment application under S73 of the Town and Country Planning Act 1990 ('the Act') can be submitted where there is a relevant condition that can be varied – for example and in this case, the conditions controlling the siting and appearance of the day rooms, as set out in the approved plans.

There is no statutory definition within the PPG of a 'minor material amendment' but it states that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. As such it is for the LPA to determine whether the proposed amendments constitute minor material change.

The effect of granting S73 permission is to effectively re-issue a planning permission and therefore any conditions and obligations that are relevant to the new permission having regard to the previous permission should be re-imposed and any new conditions or obligations imposed where appropriate to do so.

In deciding an application under section 73, the Local Planning Authority must only consider the disputed condition/s that are the subject of the application.

Physical Changes to the Proposed Development

The proposed physical changes include a reduction in the floor area of the proposed building by approximately 27sqm and a reduction in the height of the tallest part of the building by 1.5m. The plant room is to be relocated to the rear of the building. The internal layout of the building has been altered. The site layout has been amended to reduce roadways within the site. The design of the flower court has been amended. The waiting room has been reorientated. The soft landscaping proposals have been adjusted to incorporate existing land levels. The drainage scheme has been updated to reflect the landscaping changes.

The proposed amendments are not considered to be significant or significantly alter the previously approved scheme. The reductions in floor area and height are considered to be acceptable and will aid integration of the development into the site. The relocation of the plant room to the rear of the building will not significantly alter the appearance of the building but it is considered a more appropriate location for this type of equipment. The internal layout of the building would not affect any previous planning considerations. The reduction in roadway surfaces is welcomed and is therefore considered acceptable. The changes to the design of the flower court sit better within the overall layout of the site, relate well to the landscaped areas and create more interest in the built form. These changes are therefore considered acceptable. The soft landscaping changes are made to incorporate existing land levels in order to minimise impacts on ecology. The landscaping changes have been reviewed by the Trees officer and Ecology Officer and are considered to be acceptable. Comments have been made in relation to tree species dropping fruit, however this is not considered a reason to object to the changes.

As a result of the above changes, the list of approved plans in Condition 1 of the original decision will need to be updated to reflect the revised plans. Other conditions will also be affected by the change in plan references.

Additional Information to Satisfy Previously Imposed Conditions

Condition 19 (Soft landscaping)

The previously applied condition required the submission of a full schedule of soft landscaping. As part of the variation, soft landscaping information has been supplied. This has been reviewed by the Council's Trees Officer who has confirmed that this is acceptable. The Council's Ecologist has also reviewed the information and confirmed that this is acceptable, and further enhances the County Wildlife Site. The condition can be reworded to require compliance with the submitted information.

Condition 21 (Tree protection)

The previously applied condition required the submission of a tree protection scheme. The applicant has submitted this scheme alongside the variation application. This has been reviewed by the Council's Trees Officer who has confirmed that this is acceptable. The Council's Ecologist has also reviewed the information and confirmed that this is acceptable, and further enhances the County Wildlife Site. The condition can be reworded to require compliance with the submitted information.

Condition 24 (Foul Water Drainage)

The previously applied condition required the submission of a scheme for the disposal of foul water. The applicant has supplied information relating to this matter which has been reviewed by the Environment Agency. They have confirmed that the release of foul effluent to ground or surface water will require an environmental permit. This is a separate process to Planning and covered under separate regulations. The Lead Local Flood Authority have also been consulted and confirm support of the variation of condition 24. The condition may be reworded to require compliance with the submitted information. If for any reason the scheme is rejected under these separate regulations, the applicant should be aware that they will be required to vary the scheme again.

Condition 25 (Surface Water Drainage)

The Lead Local Flood Authority have also been consulted and confirm support of the variation of condition 25. They advise that the information submitted shows a good range of SUDS including permeable paving, swales and attenuation basins. The condition may be reworded to require compliance with the submitted information.

Condition 28 (Flower Court & Function Room)

Condition 28 required the submission of the materials to be used in the construction of the flower court. The applicant has provided details of the materials on the amended flower court drawings (19052-BM3-01-XX-DR-A-90002 Rev PO1). The condition wording may be amended to require compliance with the information provided.

Condition 34 (Fire Hydrants)

The applicant has submitted information to show the provision and location of fire hydrants. The Cambridgeshire Fire and Rescue Service have confirmed that they will inspect and perform an operational test on the hydrant, and therefore the wording of this condition may be amended to require inspection to be carried out and agreed prior to operational use.

Variation of Condition Wording (Conditions 12, 13, 14, 33, 35)

Condition 12 (Sustainability)

This condition was appended to the original permission requiring BREEAM compliance in order to comply with policy ENV4 of the Local Plan 2015, which sets out that all non-domestic developments of 1000sqm or more will be required to meet BREEAM standards. However, the floorspace proposed under the original application was 613sqm which falls below the threshold for requiring BREEAM compliance. The floorspace proposed under the variation is further reduced to 540sqm. The applicant therefore proposes to vary this condition to require compliance with the statement submitted relating to sustainability. The statement sets out the following measures:

- Reuse of materials on site where possible.
- CEMP will set out methods for minimising construction waste and the use of sustainable construction methods.
- Design & Access Statement sets out that where possible recycled materials will be used.
- Materials will be efficient and provide high levels of insulation and air tightness to reduce heating demand.
- Heating systems will use recovered heat from the cremator.
- Building design has taken into account best use of natural light.
- External lighting is ecologically sensitive and minimal.

- Design maximises natural ventilation and solar control through shading and passive elements to reduce demand for mechanical cooling.
- Facility will use an electric cremator which reduces emissions and removes reliance on natural gas.
- Water usage has been reduced through low flow rate fittings.
- Surface water drainage has been design with sustainable methods such as drainage basins and ponds, with soft landscaping aiding infiltration.
- Permeable hard surfacing is employed in the design to aid sustainable drainage methods.
- Existing vegetation is being retained where possible to reduce clearance, and where clearance is necessary, this will be converted to bark mulch to be used within the site.
- Hard surfacing has been reduced through the proposed variation to the scheme.
- The project seeks to use local suppliers.

It is considered that the development does not meet the criteria within policy ENV4 of the Local Plan 2015 for requiring compliance with BREEAM standards. The applicants request that this condition is re-worded to require compliance with the sustainability statement submitted is considered to be reasonable, and the information provided is considered to be sufficient to demonstrate that the project has considered maximising energy efficiency and reducing resource consumption.

Condition 13 (Operating Hours)

The original permission conditioned the following in relation to operating hours:

"No service shall take place before 10am Monday to Friday and no service shall finish any later than 4pm Monday to Friday and funeral/cremation services shall not be permitted at all on weekends, public or bank holidays."

The applicant has requested that the wording of this condition is varied to provide clarity on the restrictions which the condition intends. The operating time restrictions were placed on the original permission in the interests of highway safety, to ensure that large numbers of vehicles which may be attending a funeral service were not during peak traffic hours. The applicant is concerned that the condition does not adequately reflect this and may prevent the sites other operations outside of these hours.

The applicant proposes that this condition wording is varied as follows:

"No publicly attended service in the ceremony hall or side chapel shall take place before 10am and shall finish no later than 4pm Monday to Friday."

It is considered that the varied wording adequately restricts any publicly attended service during peak traffic hours, but does not impinge on the general operation of the site. This is considered to be acceptable.

Condition 14 (Use of Function Room)

The original permission conditioned the following in relation to the use of the function room:

"The use of the function room shall be in association with the crematorium and natural burial ground and for no other purpose."

The applicant has requested that this condition is reworded in order that they may provide additional bereavement services such as grief counselling, support services and preparation services. They also request that due to the environmental value of the site, that they be allowed to host the community to raise awareness of biodiversity on site. They have advised that this would not coincide with any publicly attended funeral service.

It is considered that the applicants intention is acceptable, however the proposed wording would not be appropriate. The Local Planning Authority consider the following wording to be appropriate:

"The function room shall not be used for purposes other than those associated with the operation of the site as a crematorium, bereavement centre and natural burial ground or its status as a wildlife site, unless otherwise agreed in writing by the Local Planning Authority."

Condition 33 (Travel Plan)

The original permission included a condition that required the submission of a travel plan. The applicant considers this to be unnecessary due to the remote location, lack of public transport and lack of non-motorised modes of travel options. They advise that since the decision was issued the Cambridgeshire and Peterborough Combined Authority have launched an on-demand bus service and that this will be advertised on the Bereavement Centres website, however they note that the original committee report for the original permission noted that alternative modes of transport would be difficult to encourage due to the remote nature of the site. The Local Planning Authority consider that given the locational constraints of the site that it is not reasonable to require the applicant to undertake further work. The Local Highways Authority and Cambridgeshire County Council Transport Assessment Team have been consulted on the proposed variation and have raised no objection. It is therefore considered acceptable to remove condition 33.

Condition 35 (Delivery Times)

The applicant has requested that the condition for delivery times is varied. The original condition stated the following:

“Deliveries shall be limited to the following hours: 09.00 - 17:00 each day Monday-Friday and 10:00 - 14:00 Saturday. There shall be no deliveries on Sundays, Bank or Public Holidays.”

The applicant requests that these times are changed to 08:00 – 20:00 Monday – Friday, and 10:00-14:00 Saturday, with none on Sundays, Bank or Public Holidays. This is to ensure that deliveries are not made during times when the bereavement centre may be in use by visitors, and also to provide flexibility for deliveries outside of peak traffic times. Given the remote location of the site, it is not considered that by altering the delivery times there would be an impact to any nearby resident. The proposed times are therefore acceptable.

Other Matters

It is noted within the Council's Ecologist's response that condition 16 for lighting has been raised. The amendment to this condition only relates to the approved plan as the plan had been adjusted to account for the variations above. As a matter of clarity, condition 17, which requires the submission of ecological surveys, sets out that “The development shall be carried out in accordance with the recommendations contained in the ECiA [Syntegra dated 29th October 2021], unless superseded by alternative or additional recommendations, as a result of the re-survey works.” Should any surveys set out any further requirements relating to lighting, these would be secured under this condition.

Summary

The effect of granting S73 permission is to effectively re-issue a planning permission and therefore any conditions and obligations that are relevant to the new permission, having regard to the previous permission, should be re-imposed and any new conditions or obligations imposed where appropriate to do so.

The proposed variations are not considered to create a significant change to the original permission but seek, in effect, to refine the original proposal following further consideration of operational functions. The proposed variations are considered to be acceptable.

RECOMMENDATION:

Approve

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

Plan Reference	Version No	Date Received
ACM-XX-XX-RP-LA-000001	NBS SPEC	P02 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000002		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000003		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000201		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000004		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000005		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000006		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000202		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000203		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000201		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000501		P02 25th April 2025
ECDC-ACM-XX-XX-SC-LA-000001		P03 25th April 2025
ECDC-ACM-XX-XX-DR-LA-000001		P03 25th April 2025
19052-BM3-01-00-DR-A-10010	P02	20th February 2025
C0924 KJT-ZZ-00-DR-E-6001	S4-P01	17th February 2025
C0924 KJT-ZZ-00-DR-E-6002	S4-P01	17th February 2025
LVIA		19th August 2021
Tree Survey Report		13th August 2021
Noise Impact Assessment		13th August 2021
Planning Statement		13th August 2021
Air Quality Assessment		13th August 2021
Design & Access Statement	CDS	13th August 2021
Design & Access Statement	Benchmark Rev G	18th August 2021
Emissions Statement		13th August 2021
Landscape Management Plan		13th August 2021
Phase I & Phase II GEO Report		13th August 2021
Statement of Community Involvement		13th August 2021
Drainage Strategy Report		16th August 2021
Wintering Bird Survey		19th August 2021
PEA	4	19th August 2021
Water Vole & Otter Report	2	19th August 2021
Dusk Activity Survey	3	19th August 2021
Reptile Presence & Absence Report		19th August 2021
Impact Calculation Report	8	19th August 2021
Breeding Birds Survey		19th August 2021
Terrastrial Invertebrate Survey Report		19th August 2021
Botanical Survey Report		19th August 2021
03-03-001	B	13th August 2021
Appendix 3		13th August 2021
L-001	001	13th August 2021
Transport Statement		15th February 2022
Applicants response to Wildlife Trust		15th February 2022
Flood Risk Assessment		9th March 2022
Drainage Strategy Report	Dec 2021	12th January 2022
Nexus response to CCC	re Waste & Minerals	12th January 2022
Ecological Impact Assessment	9	12th January 2022
Drainage Maintenance & Management Plan		12th January 2022
Stage 1 RSA (including Designers Response)		1 15th February 2022
Road Safety Audit Stage 1	1	15th February 2022
20549Y 02		13th August 2021
Response to EA		28th July 2022
Tier 2 Groundwater Risk Assessment		20th May 2022
D200004_CDS_EN_ZZ-DR-L-016-003		29th April 2022
D200004-CDS-EN-ZZ-DR-L-050-001		29th April 2022

20549Y 01	Rev A	13th August 2021
D200004-CDS-EN-ZZ-DR-L-300-002		27th April 2022
D200004-CDS-EN-ZZ-DR-T-004 02		27th April 2022
D200004-CDS-EN-ZZ-DR-L-006-003		27th April 2022
19052-BM3-01-00-DR-A-10001	REV P01	17th February 2025
19052-BM3-01-00-DR-A-10101	REV P01	17th February 2025
19052-BM3-01-ZZ-DR-A-10250	REV P01	17th February 2025
19052-BM3-01-00-DR-A-90001	REV P01	17th February 2025
19052-BM3-01-00-DR-A-90002	REV P01	17th February 2025
19052-BM3-01-00-DR-A-90003	REV P01	17th February 2025
19052-BM3-01-ZZ-DR-A-10301	REV P01	17th February 2025
19052-BM3-01-ZZ-DR-A-10302		17th February 2025
220607_1_0219647_219815		17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000501		P03 Sheet 1 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000502		P03 Sheet 2 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000503		P03 Sheet 3 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000504		P01 Sheet 1 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000505		P01 Sheet 2 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000506		P01 Sheet 3 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000510		P01 17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000511		P01 17th February 2025
60732137-ACM-ZZ-ECDC-DR-CE-000515		P02 Sheet 1 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000516		P02 Sheet 2 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000517		P02 Sheet 2 17th February
2025		
60732137-ACM-ZZ-ECDC-DR-CE-000518		P01 Sheet 4 17th February
2025		
C0924-KJT-ZZ-00-DR-E-6001	S4-P01 Sheet 1	17th February 2025
C0924-KJT-ZZ-00-DR-E-6002	S4-P01 Sheet 2	17th February 2025
ECDC-ACM-XX-XX-DR-LA-000101		REV P02 17th February
2025		
ECDC-ACM-XX-XX-DR-LA-000102		REV P02 Sheet 1 17th
February 2025		
ECDC-ACM-XX-XX-DR-LA-000103		REV P02 Sheet 2 17th
February 2025		
ECDC-ACM-XX-XX-DR-LA-000104		REV P02 Sheet 3 17th
February 2025		
ECDC-ACM-XX-XX-DR-LA-000105		REV P02 Sheet 4 17th
February 2025		
Condition 1 Plan Schedule		17th February 2025
Condition 12 - Sustainability	V1	17th February 2025
Condition 13 Operating Hours & 35 Delivery Times		V1 17th February 2025
Condition 14 - Use of Function Room		V1 17th February 2025
Condition 33 - Travel Plan	V1	17th February 2025
ECDC-ACM-XX-XX-SC-LA-000001		P02 Sheet 1 17th February
2025		
Remediation Strategy and Verification Plan		V1.0 17th February 2025
Tree Survey and Arboricultural Impact Assessment		17th February 2025

- 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 the original permission, dated 26th October 2022.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 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.
- 3 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase and a Waste Minimisation Plan. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, site compound, waste and proposed phasing/timescales of development etc, The CEMP shall be adhered to at all times during all phases.
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 5 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement 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.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site and to protect residential amenity.
- 6 Noise limits on all mechanical plant shall not exceed the limits as set out in the Noise Impact Assessment [Cass Allen dated 2020].
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 Prior to commencement of use, an assessment of the noise impact of external mechanical plant including any renewable energy provision sources shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in accordance with the approved details.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015

- 8 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 9 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 10 Prior to the commencement of any development, the remediation scheme approved in Condition 9 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 10 Reason: To safeguard the character and appearance of the countryside, in accordance with policies GROWTH2, ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 12 The development hereby approved shall be carried out in accordance with the sustainability statement submitted.
- 12 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and the Climate Change SPD.
- 13 No publicly attended service in the ceremony hall or side chapel shall take place before 10am and shall finish no later than 4pm Monday to Friday.
- 13 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 14 The function room shall not be used for purposes other than those associated with the operation of the site as a crematorium, bereavement centre and natural burial ground or its status as a wildlife site, unless otherwise agreed in writing by the Local Planning Authority.
- 14 Reason: To safeguard the character and appearance of the area, and protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 15 All hard landscaping works shall be carried out in accordance with the approved details (Drawings ACM-XX-XX-DR-LA-000101-PO2 ; ACM-XX-XX-DR-LA-000102-PO2 ; ACM-XX-XX-DR-LA-000103-PO2 ; ACM-XX-XX-DR-LA-000104-PO2 ; ACM-XX-XX-DR-LA-000105-PO2). The works shall be carried out prior to the commencement of use of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
- 15 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 The External Lighting Strategy and electric car charging plan shall be carried out in accordance with Drawing KJT-ZZ-00-DR-E-6001. The external lighting shall be timed to operate within the service timetable and shall not operate outside of those hours. The works shall be carried out prior to the commencement of use of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
- 16 Reason: To safeguard the character and appearance of the area, and protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

- 17 Prior to the commencement of development a number of ecology re-survey works shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The additional ecology surveys shall include:

- a) Botany
- b) Bats
- c) Invertebrates
- d) Otters

The development shall be carried out in accordance with the recommendations contained in the ECiA [Syntegra dated 29th October 2021), unless superseded by alternative or additional recommendations, as a result of the re-survey works. The biodiversity mitigation, compensation and enhancement measures hereby approved shall thereafter be maintained in perpetuity

- 17 Reason: To protect and enhance species in accordance with Policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD. This condition is pre- commencement to protect the biodiversity interests on site.
- 18 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the use of the development commencing. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organisation responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.
- 18 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD, 2020.
- 19 The soft landscaping works shall be carried out in accordance with drawings ACM-XX-XX-DR-LA-000201-PO3 ; ACM-XX-XX-DR-LA-000202-PO3 ; ACM-XX-XX-DR-LA-000203-PO3 ; ACM-XX-XX-SC-LA-000001 P03. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) 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.
- 19 Reason: To safeguard the character and appearance of the area, and protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 20 All works associated with landscaping shall be carried out in accordance with the Landscape Management Plan [CDS]; All works shall be maintained in accordance with the agreed scheme.

- 20 Reason: To safeguard the character and appearance of the area, and protect and enhance species in accordance with policies ENV1, ENV2 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD.
- 21 The tree protection measures as shown on the Tree Survey and Arboricultural Impact Assessment, prepared by Hayden's Arboricultural Consultants dated 12.02.2025 shall be implemented prior to the commencement of development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 21 Reason: To comply with good arboricultural practice in accordance with Policy ENV7 of the adopted Local Plan 2015.
- 22 All burial operations should be undertaken in accordance with the recommendations of the Tier 2 Groundwater Risk Assessment [CDS dated May 2022].
- 22 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Policy ENV9 of the East Cambridgeshire Local Plan, 2015.
- 23 All burials in the cemetery shall be:
- o a minimum of 50 m from a potable groundwater supply source;
 - o a minimum of 30 m from a water course or spring;
 - o a minimum of 10 m distance from field drains; and
 - o a minimum of 1 m above the highest anticipated annual groundwater level
- 23 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Policy ENV9 of the East Cambridgeshire Local Plan, 2015.
- 24 The scheme(s) for foul water drainage shall be carried out in accordance with drawings
ACM-ZZ-ECDC-DR-CE-00501 - Drainage General Arrangement Sheet 1
ACM-ZZ-ECDC-DR-CE-00502 - Drainage General Arrangement Sheet 2
ACM-ZZ-ECDC-DR-CE-00503 - Drainage General Arrangement Sheet 3
ACM-ZZ-ECDC-DR-CE-00504 - External Works General Arrangement Sheet 1
ACM-ZZ-ECDC-DR-CE-00505 - External Works General Arrangement Sheet 2
ACM-ZZ-ECDC-DR-CE-00506 - External Works General Arrangement Sheet 3
ACM-ZZ-ECDC-DR-CE-00511 - Foul Water Drainage Manhole Schedule
- The scheme shall be implemented prior to commencement of use.
- 24 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. 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.
- 25 The scheme(s) for surface water drainage shall be carried out in accordance with drawings
ACM-ZZ-ECDC-DR-CE-00501 - Drainage General Arrangement Sheet 1
ACM-ZZ-ECDC-DR-CE-00502 - Drainage General Arrangement Sheet 2

ACM-ZZ-ECDC-DR-CE-00503 - Drainage General Arrangement Sheet 3
 ACM-ZZ-ECDC-DR-CE-00504 - External Works General Arrangement Sheet 1
 ACM-ZZ-ECDC-DR-CE-00505 - External Works General Arrangement Sheet 2
 ACM-ZZ-ECDC-DR-CE-00506 - External Works General Arrangement Sheet 3
 ACM-ZZ-ECDC-DR-CE-00510 - Surface Water Drainage Manhole Schedule
 ACM-ZZ-ECDC-DR-CE-00515 - Drainage Construction Details Sheet 1
 ACM-ZZ-ECDC-DR-CE-00516 - Drainage Construction Details Sheet 2
 ACM-ZZ-ECDC-DR-CE-00517 - Drainage Construction Details Sheet 3
 ACM-ZZ-ECDC-DR-CE-00518 - Drainage Construction Details Sheet 4

The scheme shall be implemented prior to commencement of use.

- 25 Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policy ENV8 of the East Cambridgeshire Local Plan 2015.
- 26 The development shall not be occupied until a Flood Emergency Plan (based on the submitted Flood Risk Assessment) has been submitted to, and approved in writing by, the Local Planning Authority. The commitments explicitly stated in the Flood Emergency Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first occupation of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the Local Planning Authority.
- 26 Reason: To ensure a suitable Flood Emergency Plan is in place to protect future users of the development in accordance with Policy ENV8 of the East Cambridgeshire Local Plan 2015.
- 27 The materials to be used in the construction of the external surfaces of the development shall be either:
 - a. As detailed on Drawing Nos 19052-BM3-01-00-DR-A-10010 ; 19052-BM3-01-00-DR-A-10001 ; 19052-BM3-01-00-DR-A-10101 ; 19052-BM3-01-ZZ-DR-A-10250 ; 19052-BM3-01-ZZ-DR-A-10301 ; 19052-BM3-01-ZZ-DR-A-10302 ; 19052-BM3-01-XX-DR-A-90002 ; or,
 - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

All works shall be carried out in accordance with the approved details

- 27 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 28 Detail of the materials to be used in the construction of the Function Room shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.
- 28 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 29 The materials used in the construction of the boundary Treatment/Gates shall be either:
 - a. As detailed on Drawing Nos 19052-BM3-01-XX-DR-A-90001 Rev P01 ; 19052-BM3-01-XX-DR-A-90003 Rev P01 or
 - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

- 29 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 30 Prior to commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 30 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 31 Prior to the commencement of use visibility splays shall be provided each side of the vehicular accesses in full accordance with the details indicated on the submitted plans ACM-XX-XX-DR-LA-000103-PO2 Detail Sheet 2 of 4 & ACM-XX-XX-DR-LA-000104-PO2 Detail Sheet 3 of 4. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 31 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 32 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 32 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 33 Prior to the operational phase of the development, confirmation that the fire hydrants have been inspected and operationally tested shall be submitted to and approved in writing by the Local Planning Authority.
- 33 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 34 Deliveries shall be limited to the following hours: 8.00 - 20:00 each day Monday-Friday and 10:00 - 14:00 Saturday. There shall be no deliveries on Sundays, Bank or Public Holidays.
- 34 Reason: To safeguard the character and appearance of the area, and protect and enhance species in accordance with policies ENV1, ENV2 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD.

Signed: Catherine Looper
Dated: 30.04.2025
Case Officer

David Morren
01.05.2025
Planning Manager