

# Public Document Pack



## PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 17 OCTOBER 2023

1.30 PM

Bourges/Viersen Room - Town Hall

### AGENDA

Page No

**Additional Information**

**3-18**

#### Emergency Evacuation Procedure – Outside Normal Office Hours

*In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front of the Cathedral. The duty Beadle will assume overall control during any evacuation, however in the unlikely event the Beadle is unavailable, this responsibility will be assumed by the Committee Chair. In the event of a continuous alarm sounding remain seated and await instruction from the duty Beadle.*

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. Audio-recordings of meetings may be published on the Council's website. A protocol on this facility is available at:

<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=Protocol%20on%20the%20use%20of%20Recording&ID=690&RPID=2625610&sch=doc&cat=13385&path=13385>

#### Committee Members:

Councillors: Warren, Iqbal (Vice Chairman), Jones, Hogg, P Hiller, Bond, M Jamil, Hussain, Sharp, C Harper (Chair) and Allen

Substitutes: Councillors: G Casey, Mahmood, Seager and B Rush

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – [daniel.kalley@peterborough.gov.uk](mailto:daniel.kalley@peterborough.gov.uk)



There is an induction hearing loop system available in all meeting rooms. Some of the systems are infra-red operated, if you wish to use this system then please contact Dan Kalley on 01733 296334 as soon as possible.

**Did you know? All Peterborough City Council's meeting agendas are available online or via the modern.gov app. Help us achieve our environmental protection aspirations and view this agenda online instead of printing it.**

**CASE OFFICERS:**

Planning and Development Team: Jim Newton, Sylvia Bland, James Croucher, Matt Thomson, Asif Ali, Molly Hood, Mike Osbourn, Karen Ip, Shaheeda Montgomery, Connor Liken, James Lloyd, Ellie O'Donnell, Keeley Tipton, James Croucher, Mike Osbourn, and James Melville-Claxton

Minerals and Waste: Alan Jones

Compliance: Lee Walsh and Alex Wood-Davis

**NOTES:**

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

17 OCTOBER 2023 AT 1:30PM

- 1 Procedure for Speaking
2. List of Persons Wishing to Speak
3. Briefing Update

# UPDATE REPORT & ADDITIONAL INFORMATION

## PETERBOROUGH CITY COUNCIL

### PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS

#### Procedural Notes

1. Planning Officer to introduce application.
2. Chairman to invite Ward Councillors, Parish Council, Town Council or Neighbourhood representatives to present their case.
3. Members' questions to Ward Councillors, Parish Council, Town Council or Neighbourhood representatives.
4. Chairman to invite objector(s) to present their case.
5. Members' questions to objectors.
6. Chairman to invite applicants, agent or any supporters to present their case.
7. Members' questions to applicants, agent or any supporters.
8. Officers to comment, if necessary, on any matters raised during stages 2 to 7 above.
9. Members to debate application and seek advice from Officers where appropriate.
10. Members to reach decision.

**The total time for speeches from Ward Councillors, Parish Council, Town Council or Neighbourhood representatives shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.**

**MPs will be permitted to address Committee when they have been asked to represent their constituents. The total time allowed for speeches for MPs will not be more than five minutes unless the Committee decide on the day of the meeting to extend the time allowed due to unusual or exceptional circumstances.**

**The total time for speeches in respect of each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.**

1. Objectors.
2. Applicant or agent or supporters.

**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 17 OCTOBER 2023 AT 1:30 PM**

**LIST OF PERSONS WISHING TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
<b>5.1</b>	23/00251/FUL - Exhibition Hall, East Of England Showground, Oundle Road, Alwalton, Peterborough	Cllr Stevenson  Mr Howard Dunn  Ashley Butterfield/Mike Bristow/Nick Harding	Ward Councillor  Objector  Applicant(s)/Agent
<b>6.</b>	Article 4 Direction for 1073 Lincoln Road	Abbas Walji	Owner

## BRIEFING UPDATE

P & EP Committee 17 October 2023

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	23/00251/FUL	<b>Exhibition Hall East Of England Showground Oundle Road Alwalton</b> , Temporary change of use from Sui Generis Showground and F1 exhibition hall to B8 car storage and distribution with ancillary car preparation and maintenance and erection of x2 mobile office cabins, x2 paint booths/ovens and marquee (part retrospective)

1. Update to Officer Recommendation to **Grant subject to conditions**

Revised Highway information was received on 3 October 2023 to address initial Highway comments dated 18 April 2023. The refusal reason set out within the Committee Report relates to insufficient highway information. However, the LHA has stated within their updated comments dated 12 October 2023 that their concerns can now appropriately be addressed by way of suitable conditions in the light of the new information. The full list of draft conditions is set out below.

Appropriate conditions have been recommended in relation to an appropriate temporary period (3 years), as well as a restriction the use of the Dunblane Drive access solely for the proposed development. Whilst the Applicant has stated that they do not intend to carry out Showground events, they do still wish to retain this option for the remaining land. As such the condition restricting the use of Dunblane Drive solely to the proposed development would mean any Showground event traffic would be restricted to the Joseph Odam Way access. This is considered appropriate as the Applicant has not demonstrated that there would be no adverse highway impact from the use of the Dunblane Drive access by both (Showground events and proposed development) uses.

Further, the LHA have advised that the submitted information indicates that there is a need to secure off-site highway works to the Dunblane Drive/Newcombe Way junction to avoid an unacceptable highway impact if more than 1 HGV car transporters are trying to use the junction. As such a condition has been recommended that until the off-site highway works have been completed that car transporters exceeding 3500kg (an HGV is defined as weight including cargo exceeding 3500kg) cannot enter the site from the Dunblane Drive access. In light of the highway safety concerns raised by the LHA, it is considered that the recommended condition is necessary and reasonable to ensure appropriate measures are secured by the LPA.

A condition will also be included securing the provision of a Travel Plan within 3 months, this would secure measures promoting sustainable travel methods to and from the application site in line with Policy LP13 of the Peterborough Local Plan (2019).

Residents have raised reports that some Car Transporters are being driven to other sites outside the red edge of the current application being considered and then vehicles are being off-loaded and driven into the application site. This has not been raised as a formal arrangement within the submitted details by the Applicant and is beyond the scope of this application. Should this be the case the Applicant would still need to meet any relevant planning, highway, civil or legal concerns in relation to these activities. The LPA can only assess the planning application as it has been currently submitted and sufficient conditions have been recommended to ensure that the impacts from this proposal are sufficiently mitigated.

It is considered appropriate and necessary to ensure the number of HGV car transporter movements is limited to 8 per day and the total staff numbers is limited to 160. The conditions are necessary as the submitted details have only modelled the impacts of the proposals and no exceedance of these numbers. As such the application has not demonstrated that any exceedance in the quoted numbers would not result in a severe impact on the local highway network. It is also worth noting that this restriction on the number of HGV car transporter movements to and from the site would still necessitate the requirement to carry out off-site highway works before any HGV car transporters are able to access the site.

Based on the above and subject to the appropriate conditions it is considered that the proposal would not result in an adverse level of highway impact in accordance with Policy LP13 of the Peterborough Local Plan (2019).

As such given that the only reason for refusal was based on insufficient highway information it is considered that this reason for refusal has been overcome and the application can be recommended for approval.

Surface Water Drainage condition

No condition has been appended onto the decision notice in relation to details of surface water drainage. The Local Lead Flood Authority raised no objection noting no new buildings or additional hardstanding, the Environment Agency also raised no objection subject to securing a condition in relation to the submitted Flood Risk Assessment. However, Anglian Water have requested that a condition be secured in relation to surface water drainage due to lack of information as the application does not specify the existing building surface water arrangements. As noted from the submitted information, no new buildings are proposed with the plastic grid matting proposed on existing grassed areas. The plastic grid matting would allow for surface water to drain through, and considering the advice of the LLFA no condition will be secured in relation to surface water drainage details.

The draft list of conditions would be as follows:

C1	<p>The development hereby approved shall cease on 17/10/2026. Any alterations carried out to the existing buildings and the plastic grid matting associated with the development hereby approved shall be removed and the buildings/land restored to its former condition prior to 17/12/2026.</p> <p>Reason: In order to reinstate the original use of the land or site and preserve the visual amenity of the surrounding area, in accordance with Policy LP16 of the Peterborough Local Plan (2019).</p>
C2	<p>The development hereby approved shall be carried out in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>• Gate Identification Plan – Drawing no. C5266 20_008 Revision D</li> <li>• Ulti 3869 D6000I - Drawing no. 3869 Zicam 17773 Sheet 1 of 3</li> <li>• Ulti 3869 D6000I - Drawing no. 3869 Zicam 17773 Sheet 2 of 3</li> <li>• Ulti 3869 D6000I - Drawing no. 3869 Zicam 17773 Sheet 3 of 3</li> <li>• Smart shop elevations – Drawing no. RM01035</li> <li>• Smart shop elevations – Drawing no. RM0067</li> <li>• Arena Building - Proposed Section and Floor Layout – Drawing no. P-DHL02 Revision C</li> <li>• Mobile Office – received 07/03/2023</li> <li>• Smartshop – Drawing no. RM00670</li> <li>• DHL - Site/Block Plan – Drawing no. C5266 20_007 Revision B</li> <li>• Proposed Arena Elevations – Drawing no. C5266 100_20 Revision A</li> <li>• DHL - Location Plan – Drawing no. C5266 20_005 Revision B</li> <li>• Vehicle Prep Tent Plan – Drawing no. 38921 Revision B Sheet 1/5</li> <li>• Vehicle Prep Tent Elevations – Drawing no. 38921 Sheet 2/5</li> <li>• Vehicle Prep Tent side Elevations – Drawing no. 38921 Sheet 3/5</li> <li>• Vehicle Prep Tent Elevations – Drawing no. 38921 Sheet 4/5</li> <li>• Temporary Ovens Large RM00695</li> <li>• Proposed Vehicle Prep Tent - Internal Layout – received 07/03/2023</li> <li>• Flood Risk Assessment by Canon Consulting Engineers dated February 2023 (ref CCE/V191/FRAD-02).</li> </ul> <p>Reason: For the sake of clarity.</p>
C3	<p>The temporary buildings as shown on Drawing no. C5266 20_007 Revision B shall be removed by 31<sup>st</sup> December 2023 and the land restored to its former condition by 1<sup>st</sup> January 2024.</p> <p>Reason: In order to reinstate the original use of the land and preserve the visual amenity of the surrounding area, in accordance with Policy LP16 of the Peterborough Local Plan (2019).</p>

C4	<p>The vehicular access serving the application site from Dunblane Drive shall solely be used by vehicles associated with the proposed development, and no vehicles associated with the proposed development shall use the access from Joseph Odam Way.</p> <p>Reason: In the interest of highway safety in accordance with Policy LP13 of the Peterborough Local Plan (2019).</p>
C5	<p>No car transporter with a total weight including cargo of over 3500kg shall enter or leave the application site from Dunblane Drive until details of off-site highway works (to include improvements to the junction of Dunblane Drive with Newcombe Way, and directional signage) have been submitted to and approved in writing by the Local Planning Authority and then completed in accordance with the approved details.</p> <p>Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).</p>
C6	<p>The development hereby permitted shall only operate on site between the hours of 06:00-18:00 Monday-Friday.</p> <p>Reason: In order to protect the amenity of the area in accordance with Policy LP17 of the Peterborough Local Plan (2019).</p>
C7	<p>The proposed development hereby approved shall be used only for the storage and distribution of vehicles with ancillary maintenance and preparation of these vehicles and for no other purpose.</p> <p>Reason: In order to protect the amenity of the area as well as in the interest of public highway safety, in accordance with Policies LP16, LP17 and LP13 of the Peterborough Local Plan (2019).</p>
C8	<p>The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment by Canon Consulting Engineers dated February 2023 (ref CCE/V191/FRAD-02).</p> <p>Reason: In order to reduce the risk of flooding to the proposed development and future occupants in accordance with the NPPF (2023) and Policy LP32 of the Peterborough Local Plan (2019).</p>
C9	<p>The development is hereby permitted shall be carried out in strict accordance with the submitted Peterborough Showground Arboricultural Report from Lincs Town Planning Services Limited, as revised and dated 9<sup>th</sup> June 2023.</p> <p>Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).</p>
C10	<p>Adequate space shall be provided within the site to enable vehicles to park, turn, load and unload clear of the public highway, for the charging of electric vehicles, and for the parking of cycles. This provision shall be in accordance with details set out within drawing DHL - Site/Block Plan (Drawing no. C5266 20_007 Revision B) and the Transport Note (TN03, dated September 2023).</p> <p>Reason: In the interests of Highway safety, in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).</p>
C11	<p>Within 3 months of the date of this permission a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be written in accordance with industry best practice and shall include SMART targets and a mechanism for review. The development shall thereafter be operated in accordance with the approved Travel Plan and the review practices set out therein.</p> <p>Reason: In the interests of promoting sustainable travel to and from the site in accordance with Policy LP13 of the Adopted Peterborough Local Plan.</p>
C12	<p>The total number of HGV car transporter movements associated with the proposed development per day must not exceed 8. An HGV car transporter would be defined as a car transporter with a total weight including cargo of over 3500kg.</p> <p>Reason: In the interests of Highway safety, in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).</p>
C13	<p>The total number of staff employed associated with the proposed development shall not exceed 160.</p> <p>Reason: In the interests of Highway safety, in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).</p>



2. Two written representations were received from members of the public who cannot attend Committee but wanted to make representations to Committee. These have been included as Appendix A and B as part of this report.

3. Two additional comment objecting to the proposal was received on the Online Portal which raised the following concerns:

- a. Transporters are parking down streets off Newcombe Way and offloading cars which are being driven into the site. These cars have no number plates or trade plates.
- b. Site filled with thousands of cars.
- c. Illegal driving reported to the police.
- d. Accident by an uninsured, unregistered vehicle on the highway is of grave concern.
- e. Please refuse and order immediate cessation then closure of the site.
- f. The notion that a 'loss' is actually a 'loss' if it lasts for five years but not a 'loss' if it only lasts for three years is entirely untenable.
- g. The Local Plan does not anywhere say that temporary non-compliance can be excused.
- h. The Arena is undoubtably a leisure facility.
- i. Object to the Committee Reports acceptance of a short-term loss of the Arena.

2 .	Confirmation of Article 4 Direction	
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No Further Comments

3 .	Appeals Quarterly Report	
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No. Further Comments

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## Planning Application Reference 23/00251/FUL

Wed 04/10/2023 14:11

To: Planning Committee <planningcommittee@peterborough.gov.uk>

📎 5 attachments (5 MB)

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384488159\_10231610576077064\_1852088033567423172\_n.jpg;  
384497923\_10231610576157066\_1066750312977754150\_n.jpg;  
384512184\_10231610577917110\_6050531256780679156\_n.jpg;  
384337542\_10231610578237118\_2516914936471292089\_n.jpg;

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Hello,

As I am unable to attend the Council's Planning and Environmental Protection Committee meeting on 17 October, I would like to submit written representation for consideration by the Committee as follows:

I am a resident of Dunblane Drive, a residential street which AEPG/DHL are using to access the former East of England site.

Figures provided in their application for the number of car transporters has been wildly inaccurate (4 car transporters per day).

For example, on 14/08/2023, over a 12 hour period, the following figures were recorded by video:

- 15 entries into the Dunblane Drive gate by car-carrying-type vehicles, 6 laden
- 12 exits by such vehicles, 8 laden.
- 382 transits by other vehicles in and out of the same gate.

Drone photos has been used to look at the scale of the operation (attached) and show how unlikely the submitted traffic volume figures are!

**Now, to disguise the actual number of transporters that are REALLY required, DHL are using the neighbouring industrial estate to unload vehicles, and then drive the cars, on public roads, without any visible registration plates, into the showground . Surely this is illegal and highlights how inappropriate their planning of this venture has been?**

MP Shailesh Vara was appalled at the use of Dunblane drive for the HGV's when he visited on 29/04/23. The council already issued a temporary stop notice for the car transporters in May... which AEPG ignored.

This traffic (HGV's, Large vans, cars) is but metres away from people's houses, and it is constant throughout the day. There is another entrance to the showground (Joseph Odam Way) that does not adversely affect people's homes, but AEPG refuse to use it. One original resident has had to sell his house from the stress of the situation.

In a recent letter to residents, DHL/AEPG acknowledged that 'new' drivers were often missing the showground exit and driving into the Orton Southgate residential area. They are stating that the gates are now manned to prevent queues of traffic blocking up the estate entrance, and to stop vehicles missing the turning. However, the manned station is too far into the grounds to be noticeable, and the new signage is inadequately small to draw anyone's attention!

AEPG will claim that they have unrestricted access rights to use the Dunblane Drive entrance. However, those rights were granted before the former Showground knowingly sold off land for residential development (Orton Southgate, Northgate, East of England Way etc) – including dozens of houses lining the access road. I urge you to take this into consideration. Just because they once had unlimited access, doesn't mean it's right now that dozens of families will be affected by the noise and pollution. Is it acceptable for children to be playing 2-3 metres away – breathing in HGV and van fumes?? You can see how close the gardens are in the arial photos attached.

**I don't mind AEPG/DHL using this site – but I strongly object to any use of the Dunblane Drive access road.**

Thanks









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## Sui Generis Services at the showground

[REDACTED]  
Fri 06/10/2023 18:17

To: Planning Committee <planningcommittee@peterborough.gov.uk>

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Dear Sir/Madam

Thank you for your email about the above planning application.

I am sorry I am unable to attend but I hope the PCC turn this application down in full  
Both AEPG and DHL have been less than true full about this application and set up and using this building as a fully operational factory unit before planning permission granted

The vehicle movement to this building has put a terrible burden on the local residents and pollution in the air.

Subject to previous reports both companies have continually been denying the numbers of vehicles using the site even after being warned by PCC

This building was designed for entertainment shows and leisure something that the community are now missing because AEPG stopped all use ,

At this time of the year is a busy time with November 5th fireworks which was a sell out last year ,food fairs and the Christmas craft fair.

This application is the start of losing the most valuable site in Cambridgeshire and surrounding counties for entertainment leisure and sport and many different types of shows .

Many people rely on these for employment either full time or part-time

The land on which the showground stands was given by farmers to the public for the use of shows ,entertainment and later sports I respectfully request that you turn this application down for all of the people of Cambridgeshire and the whole Country and return it back into an entertainment centre

Most people I have spoken to believe if this planning goes ahead that building will never return to its official decision an entertainment centre

Yours sincerely  
[REDACTED]

Sent from [Outlook for Android](#)

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