

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 14 AUGUST 2012 AT 1.30PM

	<b>Page No:</b>
1. Procedure for Speaking	1
2. List of Persons Wishing to Speak	2
3. Briefing Update	3
ITEM 3.1                      Email from Councillor Nick Sandford	5

**UPDATE REPORT &  
ADDITIONAL INFORMATION**

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**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.**

**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.

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**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 14 AUGUST 2012 AT 1.30PM**  
**LIST OF PERSONS WISHING TO SPEAK**

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent/Supporters/Parish Council/Town Council/Neighbourhood Representatives
3.1	1	12/00290/OUT – PETERBOROUGH GARDEN PARK, PETERBOROUGH ROAD, EYE, PETERBOROUGH	Mr John Holmes and Mr Gordon Eddington	Applicant

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## BRIEFING UPDATE

**P & EP Committee 14 August 2012**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	12/00290/OUT	<b>Peterborough Garden Park, Peterborough Road, Eye, Peterborough</b> , Construction of a retail foodstore (Class A1), training and skills centre (Use Classes B1/D1), a cycle facility (Use Class D1/ancillary A1), children's play barn (Class D2) with associated open air play area, access, associated car and cycle parking, servicing and hard and soft landscaping

### **Additional Comments Received**

The following additional comments have been received from both Cllrs McKean & Sanders

1 – Re Para 26 of the Committee report and Drawing ITM7068-GA-004. The current plan for the Junction Layouts (including approach to Jnct8) could do with more work if the scenario of the turn right out of the site is closed following actual traffic flow analysis in the 1<sup>st</sup> year. Especially on the impact of traffic flows from the east to Junction 8 and the potential need to have 2 lanes leading from entrance all the way to Junction 8 rather than the single lane at present.

Officer response - There is no intention to remove the ability for vehicles to turn right out of the site.

2 – Is condition 25 in the Committee report correct? I believe the reference to 'not turning right into the site from Peterborough Rd' is an error.

Officer response – There is no error. Right turns to the site from Peterborough Road will be stopped if the review shows that these movements are causing congestion.

3 – S106 contribution to PECT for replacements trees, ok for PECT to administer however the loss of trees is in Eye Parish so the replacements should be planted within Eye Parish Boundary.

Officer response – To make the contribution available to a variety of local organisations in Eye would be burdensome and may not result in strategic gains in woodland cover as per the Forest for Peterborough project. Consequently it is recommended that PECT remains the implementing body, However, it is recommended that priority for the spend be given to the Eye area if planting sites can be secured

Members are requested to agree the following amendments to the planning conditions of the Committee report:-

1. Condition 24 – Amend the wording to :-

**24. Within 3 months of the date of this consent a Stage 1 Road Safety Audit together with the designer's response having been through an iterative process for the new junction including all approaches ( as shown on plan ITM7068-GA-004B) shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of highways safety and in accordance with Policy CS14 of the Peterborough Core Strategy.

2. Delete Condition 25:-

**25. Notwithstanding the detail shown on Plan ITM7068-GA-010, the central island shall be redesigned and lengthened in both directions to ensure that vehicles can not physically turn right in to the site from Peterborough Road. The revised layout will be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in**

**accordance with the approved details before the development is completed.**

Reason: In the interests of highways safety and in accordance with Policy CS14 of the Peterborough Core Strategy.

3. Condition 26 - Amend the wording to :-

**26. Notwithstanding the layout shown on Plan ITM7068-GA-010, prior to commencement of development, the detailed design of the layout to prevent right turn manoeuvres in to the site along with a Stage 2 Road Safety Audit that has been through an iterative process with the designer shall be submitted to and approved in writing by the Local Planning Authority. The new junction will be continuously monitored by the developer for a period of one year post substantive completion (Issue of First Provisional Certificate under the Section 278 Agreement). If there is any evidence of queues forming on a regular basis from the new junction up to and on to Junction 8 of the A1139, the developer must install a water barrier system within one week from that date to prevent right turn manoeuvres in to the site and within 6 months from that date implement the fully detailed and approved scheme currently shown in sketch form on Plan ITM7068-GA-010, subject to detailed design and a road safety audit.**

Reason: In the interests of highways safety and in accordance with Policy CS14 of the Peterborough Core Strategy.

4. Delete Condition 18:-

**18. Prior to commencement of the development details of how the "exit only" accesses will be managed and enforced shall be submitted to and approved in writing by the LPA and thereafter the associated works shall be implemented in accordance with those submitted details prior to occupation of the development. Following implementation of said works, in the event that such works are not found to be self managing and result in backing up to the new junction on Peterborough Road, details of a further scheme of physical measures shall be submitted to and approved in writing by the LPA and thereafter the associated works shall be implemented in accordance with those submitted details within 3 months of such approval.**

Reason: In the interests of highways safety in accordance with Policy CS14 of the Peterborough Core Strategy.

5. Condition 20 – Amend the wording to :-

**Prior to occupation of the development hereby permitted, the developer shall fully implement (to issue of First Provisional Certificate under the Section 278 Agreement) the off-site highway improvement works as shown in the approved plan.**

Reason: In the interests of highways safety and in accordance with Policy CS14 of the Peterborough Core Strategy.

6. Condition 11 – Amend the wording to :-

**No removal of tree/hedgerows or site clearance works shall be carried out on site between the 1 March and 31 August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.**

Reason: To protect features of nature conservation importance, in accordance with Policy CS21 of the Core Strategy.

2 .	<b>Enforcement Action in Stanground Central Ward</b>
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No additional information,



This is not a minor or academic point but should be central to consideration of the planning application. This site is not, as far as I know, specified for food retail development in the Council's local plan, so it should be considered with reference to the National Planning Policy Framework which states at paragraph 24:through to para 27.

***24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.....***

***27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.***

This site is clearly an out of town site, it will clearly have a deleterious impact on existing district centre and it has not been clearly shown that alternative sites could not be found at one of the centres or that existing provision there is not adequate. The site is clearly not well connected to the town/city centre, particularly by bus. The only way it could be would be if a planning condition were imposed requiring a bus service to be provided which calls at the Garden Park. The current service in Peterborough road requires a long walk, which would deter many able bodied people and not be possible for those with disabilities.

I would be grateful if my concerns on this issue could be brought to the attention of the planning committee

Nick Sandford (Cllr)  
Lib Dem group leader