

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

21 March 2023 AT 1:30PM

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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 – 21 MARCH 2023 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	21/01002/OUT - Land At Horsey Bridge Whittlesey Road Stanground Peterborough	Cllr Rush Gordon Richardson Mr Stephen Hodson Kate Wood	Ward Councillor Objector Objector Agent
5.2	CAS15A/0001/22 - Land To The East Of Tolmers Leicester Road Thornhaugh Peterborough	Martin Witherington	Applicant

BRIEFING UPDATE

P & EP Committee 21 March 2023

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	21/01002/OUT	Land At Horsey Bridge Whittlesey Road Stanground Peterborough , Outline application for the construction of a business park of up to a maximum floorspace of 15,263sqm, comprising offices (Use Class E), industrial uses (Use Class B2) and storage and distribution uses (Use Class B8), with details of access secured and all other matters reserved

Amended recommendation

Should the Committee be minded to approve the application, the decision will need to be referred to the Secretary of State for Housing, Communities and Local Government pursuant to the Town and Country Planning (Consultation)(England) Direction 2021. This is as a result of the amount of ancillary office space proposed which could exceed 5,000sqm and that the site is outside a town centre.

Upon receipt of any such referral, the Secretary of State has a 21-day period in which to decide whether or not to call in the application under Section 77 of the Town and Country Planning Act 1990 (as amended). If the Secretary of State does not call-in the application within that period, the Local Planning Authority may proceed to determine the application.

Augmented wording, recommended condition 12

After requirement (k), insert the text: *“All landscaping works shall be undertaken in accordance with the measures approved within the Water Table Minimum Level Preservation Scheme as required by condition 15 of this approval.”*

Augmented wording, recommended condition 13

For the avoidance of doubt, at the end of the condition insert the text: *“All landscaping works shall be undertaken in accordance with the measures approved within the Water Table Minimum Level Preservation Scheme as required by condition 15 of this approval.”*

The development shall thereafter be carried out in accordance with the approved hard landscaping details prior to first occupation/ use of the element to which it relates. In the case of soft landscaping this shall be implemented in the first available planting season following the first occupation or use of the element to which it relates. The soft landscaping shall thereafter be managed and maintained in accordance with the approved Landscape Management Plan.

If within a period of five years from the date of planting of any tree or shrub or any tree/shrub planted in replacement of it, is removed, uprooted, destroyed or dies or becomes otherwise defective another tree or shrub of the same species and size as that originally planted shall be planted in the same location and in the next available planting season unless an alternative arrangement is agreed in writing by the Local Planning Authority.”

Additional recommended condition (C41)

“Any reserved matters application which proposes in excess of 280sqm of office space (falling within Use Class E(c), E(e) or E(g)) which is not ancillary to a primary use falling within Use Class B2 (industrial) or B8 (storage and distribution) shall be subject to a Sequential Site Test. Reason: In order to ensure a robust assessment of the effect of office development on nearby centres in accordance with Policy LP12 of the Adopted Peterborough Local Plan (2019).”

Additional consultation responses

Four further responses have been received from members of the public, objecting on highway grounds (specifically raising concerns over existing and worsened traffic congestion), impact on wildlife, and loss of open land. Comments are made in respect of tree screening, cycle links, archaeology, flood risk assessment and junction design.

One respondent who cannot attend Committee has provided this statement:

"In July 2021 Developer Rob Facer, of Barnack Estates said: "My biggest concern is this will be refused because the site is not allocated for development in the Local Plan.

"It is excellent news that Cllr Fitzgerald is bringing forward a review of the Local Plan. "I'm confident that Cllr Fitzgerald will make it happen.

There is a scare tactic of 'we will run out of land by 2036 and the current plan is not fit for purpose. But the local plan has already been agreed to be reviewed early.

The Peterborough Employment Land Review (commissioned by the developer, not PCC), differs to the 'Employment data evidence and business land needs' document in the current Local plan. It does not feel right that council policy can change from a report (for a single development) commissioned by the developer, so subject to bias.

Must we use green belt land, there could be regeneration projects available like the new station quarter in parts of the city, or our larger factory sites become available for change of use to units for small businesses. The Greyhound stadium and the new site on the boulevard retail park is another recent example since this report was produced.

There are also inaccuracies in the summary:

The Magna Park development had no buildings/units planned on this land - it was only for re-route of A605 and a roundabout and large area of green space and screening.

It glosses over the huge amount of public objections, relating them to highways, but the vast majority are also concerned about the local environment and use of green belt land.

The summary glosses over the objection from Archaeology services (if planning is granted, they stated the land must be excavated first) and makes little mention of the construction method - piles into the ground, hundreds of them! there is no mention of the damage these piles could do to hidden treasures of the flag fen basin (Must Farm is just down the road).

So.

This is not an emergency or immediate need, there is an option to delay (object) the development until a full unbiased review of Peterborough's needs takes place, and is consulted upon with the public to form the new revised local plan. During this time a detailed excavation could take place to record/protect the significant archaeology in this area (lottery bid, like Must Farm)? Are you confident that there is enough evidence to ignore the local plan, destroy local history and set a precedent to identify greenfield land not in the local plan after just four years of being created."

Correspondence from the applicant

Correspondence has been received from the applicant, responding to public comments as follows:

- The final proposed access junction location moves this away from 1 & 2 Toll Cottages
- The maximum quantum of proposed development remains as originally proposed
- Detailed highway capacity and safety audits have been undertaken and submitted
- Overbearing impact on nearby homes can be minimised through appropriate siting, building heights and foundation levels
- Archaeology can be protected and safeguarded through water table preservation, and by keeping some of the site free from development
- New pedestrian and cycleway links are proposed, with electric vehicle charging points to be provided
- New tree screening and planting will be incorporated
- The development would bring significant and much-needed employment opportunities to the local area
- Around 450 permanent full-time jobs are projected on completion of the development, with a gross economic output estimated at £23.9 million per annum

Officers have also had sight of a separate letter dated 20.03.23 sent directly to Committee Members, and which has been added to the planning website.

2 .	CAS15A/0001/22	Land To The East Of Tolmers Leicester Road Thornhaugh Peterborough , Common Land Register - Section 15(8) of the Commons Act 2006: Land to the East of Tolmers, Leicester Road, Thornhaugh, Peterborough, PE8 6NL
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No Further Comments

3 .	Appeals Quarterly Report	
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No further comments.