

# Public Document Pack



## PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 18 DECEMBER 2018

1.30 PM

Bourges/Viersen Rooms - Town Hall

### SUPPLEMENTARY AGENDA

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Additional Information

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#### 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.*

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<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: Iqbal, G Casey (Vice Chairman), L Serluca, C Harper (Chairman), P Hiller, J Stokes, S Martin, Bond, R Brown, Nawaz and B Rush

Substitutes: Councillors: Hogg, M Jamil and Warren

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: Nicholas Harding, Lee Collins, Mike Roberts, Janet Maclennan, David Jolley, Louise Simmonds, Vicky Hurrell, Sundas Shaban, Amanda McSherry, Matt Thomson, Michael Freeman, Jack Gandy, Carry Murphy and Joe Davis

Minerals and Waste: Alan Jones

Compliance: Nigel Barnes, Julie Robshaw, Glen More, Andrew Dudley

**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

TUESDAY 18 DECEMBER 2018 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 – 18 DECEMBER 2018 AT 1.30PM**  
**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>	18/00469/FUL - British Sugar Oundle Road Woodston Peterborough.	Councillor Alan Dowson  Councillor Coles  Councillor Serluca  Jenny Miller  David Turnock  Richard Huteson from Rapleys	Ward Councillor  Ward Councillor  Ward Councillor  Objector  Objector  Applicant

## BRIEFING UPDATE

P & EP Committee 18 December 2018

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
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1	18/00469/FUL	<b>British Sugar Oundle Road Woodston Peterborough</b> , Full application for the erection of a Lidl food store (Class A1) with associated car parking, landscaping, infrastructure and access alterations. Outline application (with all matters other than access reserved) for up to 74 residential dwellings (Class C3). Demolition of existing buildings on site.
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**Drainage Officer** - The additional information submitted has now overcome the previous drainage objection. Therefore I now raise no objections subject to the imposition of the following two conditions:

### 1. Residential

The development hereby permitted shall not begin until details of the design, implementation, maintenance and management of the sustainable drainage scheme, in line with the document: 724-FRA-01 Rev E, have been submitted to and approved in writing by the local planning authority. Those details shall include but are not limited to:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- f) Demonstration that it meets the government's national standards and that it follows Peterborough City Councils Design & Evaluation Guide

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system

### 2. Retail - Lidl

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the document: 724-FRA-01 Rev E. The sustainable drainage

scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

**Tree Officer - No Objection** - The trees on the western boundary of the site are owned by Peterborough City Council and are not within the application site. The London Plane groups G1 and G3 outside of the application site must be protected from unintentional damage to their roots and soils. The submitted landscape plan identifies planting on both the application site and Peterborough City Council owned land therefore this plan cannot be approved. A new landscape plan taking account of the land ownership and management issues would be required. Several good quality trees T30 and T31 are to be removed, however there is no objection to their loss due to their restricted root environments. There is no objection to the Lidl proposal in respect of the impact on trees subject to root protection etc of groups G1 and G3.

In respect of the Lidl proposal the following conditions are recommended:-

1. No work shall take on the application site (including soil stripping, preconstruction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until a site specific Method Statement and/or Tree Protection Plan to BS5837:2012 *Trees in relation to design demolition and construction – Recommendations* methodology has been submitted to and approved by the Local Planning Authority that identifies (not exclusively) the following:
  - Trees to be retained and those to be removed.
  - Location and specification of protective tree measures in addition to appropriate ground protection within the Root Protection Areas of all retained trees within the application site and those immediately offsite including the PCC managed trees on the western boundary with Sugar Way;
  - Details of **all** Root Protection Area infringement during the construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable);
  - Details of facilitation pruning;
  - Location for access, material storage, site office, mixing of cement, welfare facilities etc;
  - Specification of landscaping prescriptions (including fencing/walls and changes in soil level) within the Root Protection Area of retained trees;

The scheme shall be implemented strictly in accordance with the agreed details/plans. The tree protection shall be erected according to the specification and locations shown on the agreed Tree Protection Plan. Signs will be placed on the tree protection emphasising that it is not to be moved, nor the area entered into until the end of development without written permission from the Local Planning Authority's Tree Officer.

REASON: In order to protect and safeguard the amenities of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP14 of the Peterborough Planning Policies DPD (2012).

2. Prior to the commencement of development a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved no later than the first planting season following the occupation of any building or the completion of development, whichever is the earlier.

The scheme shall include the following details

- Proposed finished ground and building slab levels

- Planting plans including retained trees, species, numbers, size and density of planting
- An implementation programme (phased developments)

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy PP14 of the Peterborough Planning Policies DPD (2012).

Residential development :- The majority of the existing trees internal to the site will be removed to which there is no objection. Offsite trees have been noted and must be protected where appropriate. In respect of the indicative housing layout, I would comment that the roadside vegetation and plots 45-52 are unsatisfactory. This landscape corridor needs to be increased in size to give a good impact to the road. There is no objection to the principle of residential development subject to the comments on the proposed layout and ensuring adequate tree protection.

In respect of the housing proposal the following conditions are recommended:-

1. No work shall take on the application site (including soil stripping, preconstruction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until a site specific Method Statement and/or Tree Protection Plan to BS5837:2012 *Trees in relation to design demolition and construction – Recommendations* methodology has been submitted to and approved by the Local Planning Authority that identifies (not exclusively) the following:
  - Trees to be retained and those to be removed.
  - Location and specification of protective tree measures in addition to appropriate ground protection within the Root Protection Areas of all retained trees within the application site and those immediately offsite.
  - Details of **all** Root Protection Area infringement during the construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable);
  - Details of facilitation pruning;
  - Location for access, material storage, site office, mixing of cement, welfare facilities etc;
  - Specification of landscaping prescriptions (including fencing/walls and changes in soil level) within the Root Protection Area of retained trees;

The scheme shall be implemented strictly in accordance with the agreed details/plans. The tree protection shall be erected according to the specification and locations shown on the agreed Tree Protection Plan. Signs will be placed on the tree protection emphasising that it is not to be moved, nor the area entered into until the end of development without written permission from the Local Planning Authority's Tree Officer.

REASON: In order to protect and safeguard the amenities of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP14 of the Peterborough Planning Policies DPD (2012).

2. Prior to the commencement of development a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved no later than the first planting season following the occupation of any building or the completion of development, whichever is the earlier.

The scheme shall include the following details

- Proposed finished ground and building slab levels
- Planting plans including retained trees, species, numbers, size and density of planting
- An implementation programme (phased developments)



Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy PP14 of the Peterborough Planning Policies DPD (2012).

### **8 further letters of representation/objection have been received raising the following concerns:-**

There are 900+ houses on the Sugar Way estate and only 1 road in and out. Children from the local primary school in Sugar Way take their cycling proficiency test to bike to school alone. I live of the second roundabout in Sugar Way leading into Campaign Avenue. The roundabout tarmac is worn out, it would put the estate into a no go, if they ever tried to re-grit the road as no-one could enter or leave the estate. Putting more traffic in is madness. Delivery lorries, school trip buses etc all drive down to Campaign Road roundabout, and many many removal lorries. The general public don't always follow what they are meant to do, many people still use phones in cars whilst driving to school. On two separate occasions I have witnessed distracted mothers rushing their children to school, one hit the kerb, the other mounted the pavement. In an ideal world member of the public who lives will become worse by multi millionaires two brothers own Aldi and Lidl taking over Peterborough. I'm sure these letters aren't worth doing nevertheless this is my second, we have so much choice in Peterborough and enough of these stores we can go to already. Ask yourself who benefits not the residents we have plenty of choice already.

Objections to the new houses and demolition of the Arup building. Recent developments in the area E H Lee and Prinkworks site have put pressure on schools, GP surgery, and traffic along Oundle Road. Local services would be stretched even further by this development. The junction of Bakers Lane is already difficult to get in and out off, without the extra traffic that a new store would create. Woodston is awash with 6 convenience stores in the area. Lidl already have a store a short bus ride away. We don't need anymore. Demolition on the Arup building on the site would be a travesty. Not only is it a building of architectural merit, it is our last tangible link to the sugar industry that once dominated the area. We have little architectural historical value left in Woodston. It would be an outrage if this wonderful building was wiped out in favour of a generic Lidl building and missed out the chance of being repurposed with its history proudly on show for generations of local residents to come.

The proposal is contrary to the local plan. The housing density is too high, with not enough parking. Impact of the housing density on local infrastructure, schools and doctors already at capacity. Area already well served by smaller convenience and retail units, Budgens, Co-op and tesco. It is inevitable that these will close and then this retail space will need to be filled. Only one entrance into Sugar Way residential development. This development will impact greatly in a negative way.

The British Sugar estate is a great place to live with a real community feel. With a thriving School and Nursery, Sports Pavilion and pitches, together with Doctors' Surgery, Pharmacy, Shops (including Budgens' Supermarket) and Takeaway Outlets at the Valley Park Centre, found at the entrance to the British Sugar estate. Albeit, the estate is generally safe (especially for the many children) - the roads are subject to speed controls and traffic humps - real care is needed at certain 'pinch points' near the School and shopping parade. I consider Lidl supermarket should be rejected for the following reasons. The Oundle Road is currently very busy, as a main route into the city. Concern the supermarket would cause further major problems at the Oundle Rd/British Sugar junction. Estate traffic flow is often very busy and especially around the school, shopping centre and British Sugar Office site. Concern about the additional traffic from the 74 houses and new vehicles for the Lidl including commercial vehicles. There is only way in and out of the housing estate. Lidl will attract people not only from the housing estate but a far wider market from southern Peterborough in general. All the proposed development is in close proximity to the Nene Valley school and nursery, with a potential for conflict between children and the increased traffic flow, particularly at 8.30am and 3pm. The nearby Budgens has already suffered and has reduced trade because of new stores of Tesco and Co-op on Oundle Road. What is the further impact of Lidl, possibly a redundant building and further decline of the Parade activity in general. Peterborough is well known for its links with British Sugar. It would be a real sadness for the building on site to be lost. Couldn't the building be converted into flats. The British Sugar development was not designed to have 2 supermarkets. I don't object to the residential development but please don't impact on our estate by allowing another supermarket.

- Overdevelopment of site and therefore have an adverse effect on the character of the area and on the residential amenities of the British Sugar estate
- The building won an RIBA award
- The local schools are over subscribed
- Oundle Road is overwhelmed by traffic
- Oundle Road is the main access to the football ground, and during any match played at POSH the roads have no room to manoeuvre. The traffic lights junction on Shrewsbury Avenue and Oundle Road junction is also at capacity causing tail backs across the junction from Sugar Way during peak hours and match days.
- Recent new housing development opposite Sugar Way estate has caused increased pressure on services and local roads
- There is already a Budgens, Co-op, Tesco and Nisa nearby
- There is already a high density of people living in the area
- There is already a lack of parking on the estate
- Peterborough should be proud of its architectural heritage and not allow the building to be demolished.
- No change to road infrastructure or services
- I appreciate a traffic survey has been completed but the results and expectations being set are conjecture. I also ask you consider the current Riverside development. This is currently in progress and traffic heading for this will more than likely arrive via Oundle Rd which is one of the main arterial roads into the city center. Before this can go ahead another solution needs to be found to the single exit in and out of the Sugar Way site, the proposed plan will cause mayhem.
- I am also concerned that the Council planning dept consider this to be a fit proposal and in keeping with the area. They also stated that the impact to other local shops can be expected but negligible. I am sure somewhere down the line financial remuneration is in place.
- This development is not in line with the area, where else has a 140 space supermarket stacked in front of a housing estate with only one entrance or exit. Locations which have been used as a comparable example do not have the same size estates. Another Supermarket is not needed, plenty of shops nearby and less than 20 minutes' walk to a large Asda.
- The houses are not an issue, I object to a supermarket of this size and the impact it will have on the residents of Sugar way and Oundle Rd.
- Build a school on this site, using the existing glass building.
- I have a neighbour how moved to the estate 9 months ago with 3 children and still can't get her 8 year old into any local school let alone the Nene Valley primary school.
- Why can't the Council save the building, why does the public always have to save buildings. The Still was saved after a public campaign.

#### Amendments to conditions

- There are two condition 10's for the residential development, therefore the second C10 should be re-numbered C11 and all the other conditions after this should similarly be re-numbered C12-C16.
- Amend C4 of Lidl foodstore to add the description 'Limited Assortment Discounters' to the A1 foodstore text.
- Amend C6 of the foodstore conditions to :-

C6 Prior to the commencement of the development , a Demolition/Construction Management Plan (D/CMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include amongst other matters:

- a noise management plan including a scheme for the monitoring of construction noise;
- a scheme for the control of dust arising from building and site works;
- a scheme of chassis and wheel cleaning for construction vehicles including contingency measures should these facilities become in-operative and a scheme for the cleaning of affected public highways;
- a scheme of working hours for construction and other site works;
- a scheme for construction access from the Parkway system, including measures to ensure that all construction vehicles can enter the site immediately upon arrival, adequate space within

the site to enable vehicles to load and unload clear of the public highway and details of any haul routes across the site;

- a scheme for parking, turning, loading of contractors vehicles, clear of the public highway;
- a scheme for access and deliveries including hours.
- a phasing plan of the demolition/construction
- location of all storage compounds and welfare facilities
- details of any temporary construction access points
- Temporary traffic management including any proposed highway works.

The development shall thereafter be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 of the Adopted Peterborough Planning Policies DPD.

- Replace Condition 8 of the housing development with the following :-

Prior to the commencement of the development , a Demolition/Construction Management Plan (D/CMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include amongst other matters:

- a noise management plan including a scheme for the monitoring of construction noise;
- a scheme for the control of dust arising from building and site works;
- a scheme of chassis and wheel cleaning for construction vehicles including contingency measures should these facilities become in-operative and a scheme for the cleaning of affected public highways;
- a scheme of working hours for construction and other site works;
- a scheme for construction access from the Parkway system, including measures to ensure that all construction vehicles can enter the site immediately upon arrival, adequate space within the site to enable vehicles to load and unload clear of the public highway and details of any haul routes across the site;
- a scheme for parking, turning, loading of contractors vehicles, clear of the public highway;
- a scheme for access and deliveries including hours.
- a phasing plan of the demolition/construction
- location of all storage compounds and welfare facilities
- details of any temporary construction access points
- Temporary traffic management including any proposed highway works.

The development shall thereafter be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 of the Adopted Peterborough Planning Policies DPD.

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