

APPEALS AND PLANNING REVIEW COMMITTEE

MONDAY 13 JANUARY 2025

1.30 PM

Engine Shed, Sand Martin House

AGENDA

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Supplementary Agenda

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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 at the multi storey car park at the front of Sand Martin House. 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: A Jones (Chair), Jamil (Vice Chair), Ayres, Barkham, S Bond, Elsey, Farid, Hiller, Howard, Jenkins and Walsh

Substitutes: Councillors: Bond, Ormston, Ray, Skibsted and Qayyum

Further information about this meeting can be obtained from Matt Makin on telephone 01733 384641 or by email – matt.makin@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 Matt Makin on 01733 384641 as soon as possible.

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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.

APPEALS AND PLANNING REVIEW COMMITTEE

13 JANUARY 2025 AT 1:30PM

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

UPDATE REPORT AND 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 (collectively) 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 shall not exceed five minutes, unless the Committee decides 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 objectors (collectively) shall not exceed five minutes, or such period as the Chairman may allow with the consent of the Committee.

The total time for speeches in respect of applicants, agents or supporters (collectively) shall not exceed five minutes, or such period as the Chairman may allow with the consent of the Committee.

APPEALS AND PLANNING REVIEW COMMITTEE – 13 JANUARY 2025 AT 1:30 PM

LIST OF PERSONS REGISTERED TO SPEAK

| Agenda Item | Application for review | Name | Ward Councillor / Parish Councillor / Objector / Applicant |
|--------------------|---|---|--|
| 4 | 23/00412/OUT – East of England Showground, Oundle Road, Alwalton, Peterborough, PE2 6XE | Cllr Nicola Day Cllr Julie Stevenson Brian Connolly Mick Bratley Mike Fowler <i>Susan Heinrich</i> <i>Mick McKendrick</i> Ashley Butterfield <i>Pamela Newbould</i> <i>Ashley Dunseath</i> <i>Graham Cann</i> <i>Sarah White</i> Nel Woolcott | Ward Councillor Ward Councillor Objector Objector Objector <i>Objector (questions)</i> <i>Objector (questions)</i> Applicant <i>Applicant (questions)</i> <i>Applicant (questions)</i> <i>Applicant (questions)</i> <i>Applicant (questions)</i> Supporter |

BRIEFING UPDATE

Appeals and Planning Review Committee 13 January 2025

Appeals & Planning Review Committee 13 January 2025

| ITEM NO | APPLICATION NO | SITE/DESCRIPTION |
|---------|----------------|--|
| 1 . | 23/00412/OUT | East Of England Showground Oundle Road Alwalton Peterborough , Outline permission for demolition of all buildings and construction of up to 650 dwellings with associated open space and infrastructure, with access secured and all other matters (appearance, landscaping, layout and scale) reserved. This application is accompanied by an Environmental Statement. |

Letter to Committee Members from Cllr Chris Harper

Cllr Harper has circulated a letter to all Members of the Appeals and Planning Review Committee entitled "Planning Review Committee Address 09.01.2025" in which he has set out his objections to the proposal, primarily relating to the loss of the showground and speedway track (citing the Coventry speedway appeal decision) as well as concerns about overdevelopment of the site. A copy of the Local Plan and the Coventry appeal decision were attached.

Officer Comment: All issues raised are discussed in the Original Committee Report

Additional Representations from the Public

1 x further representation has been received from a local resident raising concerns about the call-in process and clarifying that their objections remain as per their previous representations

A further objection has been received from Save Peterborough Speedway Consortium. As well as the objection itself, a copy of the Local Plan, the Coventry appeal decision, 2023 accounts of the East of England Agricultural Society and 2022 figures relating to Housing Delivery have been included. The objection raises concerns about the validity of the call-in, questioning whether the Appeals and Planning Review Committee has the right to consider new information, as well as questioning the accuracy of some parts of the Committee report and reiterating their concerns about the loss of the speedway track.

Officer Comment: All issues raised are discussed in the Original Committee Report but in respect of the validity of the call-in, for the avoidance of doubt, the relevant section of the Council's Constitution is repeated below:

"2.6.4.7. The procedure of an Appeals and Planning Review Committee will follow the same format as a Planning and Environmental Protection Committee, including the Speaking Scheme. An application that is called-in will be reconsidered by the Appeals and Planning Review Committee in its entirety."

Highways

Further detailed discussions and workshops have taken place between the applicant's transport consultants and the Local Highways Authority in relation to the details of the off site highways improvements required to mitigate the traffic impacts of the development. Significant progress has been made and it is expected that the details of the mitigation will have been finalised and agreed by the time of the Committee meeting. A further update will be provided at that time.

Corrections to Errors in Original Report

A number of minor errors have been noted in the Committee Report

1. In Section 7, in the list of conditions, under the heading "Scope of Permission", this should say "Limit dwelling numbers to 650" only.
2. In Section 5 under the Section 106 Heads of Terms, Housing, as well as Section Housing Mix, the requirement for self/custom build should be "1% rising to 5% if there is evidence of need for plots, demonstrated by the Council's latest self build register"

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