



**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD AT THE TOWN HALL, PETERBOROUGH ON TUESDAY, 2 JULY 2019**

5.1 18/02017/OUT - THE PEARL CENTRE, LYNCH WOOD, PETERBOROUGH, PE2 6FZ

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application with the proposed condition and delegate to the Head of Planning authority to put in place appropriate conditions/s106 provisions to secure the earliest possible delivery of the Wistow parkway junction improvements. The Committee **RESOLVED** (Unanimous) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASON FOR THE DECISION:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The office development would be located on land designated for employment use under policy SA11 of the Site Allocations DPD and policy LP4 of the emerging Local Plan (draft version); and the retail uses could be considered as ancillary to the employment site;
- The indicative plans demonstrated that the development would lead to less than substantial harm to the heritage assets within the Pearl Centre site, the benefits of the proposal outweigh the harm, in accordance with policy CS16 and CS17 of the Adopted Peterborough Core Strategy, policy PP17 of the Adopted Peterborough Planning Policies DPD, policies LP16 and LP17 of the emerging Local Plan (draft version) and section 16 of the NPPF;
- Subject to the proposed mitigation measures, the development would not result in any unacceptable impact to the safety of users of the public highway and would provide satisfactory space for the provision of parking, as well as safe pedestrian access to the site, in accordance with Policy PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and policy LP13 of the emerging Local Plan (draft version);
- the development could be accommodated without impact on the amenity of neighbouring occupiers in accordance with policy CS16 of the Adopted Peterborough Core Strategy DPD. Policy PP3 of the Adopted Peterborough Planning Policies DPD and policy LP17 of the emerging Local Plan (draft version); and
- the proposal would not result in the loss of important landscape features to the visual amenity of the locality and would preserve the biodiversity value of the site, in accordance with Policy PP16 of the Peterborough Planning Policies DPD

(2012) and policy LP28 and LP29 of the emerging Local Plan (draft version).