

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD VIA ZOOM CONFERENCE ON TUESDAY, 23 MARCH 2021**

**5.1 19/00347/FUL - FERRY MEADOWS COUNTRY PARK HAM LANE ORTON WATERV
PETERBOROUGH.**

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (10 For, 1 Against) 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 was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposal would enhance the recreational offer within the Nene Valley, bring recognisable benefits to the local economy as well as promoting active and healthy lifestyles and would accord with policies LP7 and LP24 of the Adopted Peterborough Local Plan (2019) and paragraphs 91 and 92 of the National Planning Policy (NPPF);
- A sequential approach to site selection had been undertaken which demonstrated there were no sequentially preferable sites which could accommodate the development in accordance with policies LP12, LP24 and LP30 of the Adopted Peterborough Local Plan (2019) and paragraphs 86, 87, 89, of the NPPF (2019);
- The proposal had demonstrated that there were no sequentially preferable sites available at a lesser risk of flooding and that the development would be safe for its lifetime and would not increase the risk of flooding elsewhere.
- In applying the exception test, the proposal had demonstrated that it would provide wider sustainability benefit to the community and the development would be safe for its lifetime and would not increase flood risk elsewhere and 91 DCCORPT_2018-04-04 68 accorded with policies LP24 and LP32 of the Adopted Peterborough Local Plan (2019) and paragraphs 155, 158, 159, 160 and 161 of the NPPF (2019).
- The proposal had demonstrated that the site could be suitably drained, would incorporate SuDS into the proposal to reduce surface water run-off and adequate foul water treatment and disposal could be achieved. The proposal therefore accorded with policy LP32 of the Adopted Peterborough Local Plan (2019) and paras. 163 and 165 of the NPPF (2019).
- The proposal would have a negligible impact on the Listed Buildings and Conservation Areas identified. The proposal would lead to less than substantial harm to Lynch Farm Complex (SM); a 'strip, map and record' mitigation strategy was proposed. The public benefits of the proposal would outweigh the less than substantial harm, hence the proposal would accord with policy LP19 of the Adopted Peterborough Local Plan (2019) and paragraphs 189, 190, 193, 194

and 196 of the NPPF (2019).

- The visual harm caused by the building to the wider landscape was outweighed by the enhancement of the recreational and leisure benefits of the proposal ensuring Ferry Meadows Country Park as a major destination in line with the overall landscape strategy for the 'Ferry Meadows Corridor' LCA Sub-Area. The proposal therefore accorded with policy LP27 of the Adopted Peterborough Local Plan (2019).
- The proposal would avoid any adverse impact on the biodiversity within the site, including protected species and biodiversity enhancements would be provided. Hence the proposal accorded with policies LP24, LP28 of the Adopted Peterborough Local Plan (2019) and para 175 of the NPPF (2019).
- The proposal would provide a building of high quality, innovative design which would be sympathetic to the surrounding context, and which had the potential to enhance the setting of the park, add to the local distinctiveness of the area and create a sense of place. Hence the proposal accorded with policies LP16 and LP31 of the Adopted Peterborough Local Plan (2019) and paragraphs 124, 127 and 131 of the NPPF.
- The proposal had appropriately considered the tree stock within the site and the impact of the development on existing trees and where trees were to be removed a significant number of new trees planted would be secured. Hence the proposal accorded with policy LP29 of the Adopted Peterborough Local Plan (2019).
- The loss of open space would be outweighed by the benefits of the proposal and the provision of enhanced facilities serving the community; the loss of grassland and habitat would not result in an adverse impact on the biodiversity of the site; and the proposal would not impact on the character of the area or heritage asset to an unacceptable degree. Hence the proposal accorded with policy LP23 of the Adopted Peterborough Local Plan (2019) and para 97 of the NPPF (2019).
- The proposal would not unduly impact on the surrounding highway network. The site was accessible by a choice of means of transport the proposal would ensure that a safe and convenient access for all users would be available. Hence the proposal would accord with policy LP13 of the Adopted Peterborough Local Plan (2019) and paragraphs 102 and 108 of the NPPF.
- The proposal would not result in any adverse impact on neighbouring occupiers and therefore accorded with policy LP17 of the Adopted Peterborough Local Plan in respect of neighbouring amenity.
- The proposal would not result in an unacceptable level of pollution in terms of air quality, noise and lighting. The proposal included measures to encourage sustainable travel, measures to enhance and protect ecology, and measure to reduce energy demand and promoting energy efficiency. Hence the proposal would accord with policy LP31 of the Adopted Peterborough Local Plan (2019).