

**Application Ref:** 12/01429/FUL

**Proposal:** Demolition of the existing building and erection of health centre (Use Class D1) with associated car parking

**Site:** Newark Court, 7 Newark Avenue, Dogsthorpe, Peterborough  
**Applicant:** Allen Primary Care Premises Ltd

**Agent:** Turley Associates

**Referred by:** Head of Planning, Transport and Engineering Services  
**Reason:** Application of wider public interest

**Site visit:** 08.02.2013

**Case officer:** Mr N J R Harding  
**Telephone No.** 01733 454441  
**E-Mail:** Nicholas.harding@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

**1 Description of the site and surroundings and Summary of the proposal**

**Site and Surroundings**

The application site is approximately 0.47 hectares in area and currently comprises a vacant single storey building and associated car parking and access road. The building was previously used by 'Best Deal 4 Baby' providing opportunity for the exchange of unwanted baby items albeit this use was never permitted and the lawful use of the building is for B1 offices. In addition, part of the site area is formed by garden land associated with No.5 Newark Avenue, a residential dwelling.

The site is located within a predominantly residential area, with residential dwellings enclosing the site to the north, south and east. There is variety of built form in the surrounding area, with a mix of size and style of dwellings along Newark Avenue, Eastfield Road and Derby Drive. To the north of the site is modern backland development comprising 4 no. flats. To the south-west of the site is an established children's day nursery (Class D1).

**Proposal**

The application seeks planning permission for the demolition of the existing building and construction of a new two storey medical centre (Class D1) comprising:

- 8 no. consulting rooms
- 3 no. treatment rooms
- 2 no. Healthcare Assistant/Phlebotomy rooms
- 4 no. rooms for District Nurses, Health Visitors and District Midwife
- Ancillary office and staff accommodation
- Pharmacy (100 square metres of floor area)

The total gross internal floor area of the proposed surgery extends to 992.7 square metres. In addition to the above, the proposal includes improvement to the existing vehicular access, provision of 41 car parking spaces (14 of which result from the change of use of part of the garden associated with a dwelling) and associated landscaping. The proposed new accommodation would provide replacement facilities for four GP practices located in the surrounding areas - Welland, Dogsthorpe, Parnwell, Burghley Road/Church Walk.

## **2 Planning History**

No relevant planning history.

## **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

### **National Planning Policy Framework (2012)**

#### **Section 4 - Assessment of Transport Implications**

Development which generates a significant amount of traffic should be supported by a Transport Statement/Transport Assessment. It should be located to minimise the need to travel/to maximise the opportunities for sustainable travel and be supported by a Travel Plan. Large scale developments should include a mix of uses. A safe and suitable access should be provided and the transport network improved to mitigate the impact of the development.

#### **Section 7 - Good Design**

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

#### **Section 8 - Safe and Accessible Environments**

Development should aim to promote mixed use developments, the creation of strong neighbouring centres and active frontages; provide safe and accessible environments with clear and legible pedestrian routes and high quality public space.

#### **Section 11 - Re-use of Previously Developed Land**

Should be encouraged provided that it is not of high environmental value.

#### **Section 11 - Noise**

New development giving rise to unacceptable adverse noise impacts should be resisted; development should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising. Development often creates some noise and existing businesses wanting to expand should not be unreasonably restricted because of changes in nearby land uses.

### **Peterborough Core Strategy DPD (2011)**

#### **CS06 - Neighbourhood Regeneration**

Regeneration will focus on key areas with service delivery through Neighbourhood Management Areas.

#### **CS10 - Environment Capital**

Development should make a clear contribution towards the Council's aspiration to become Environment Capital of the UK.

#### **CS12 - Infrastructure**

Permission will only be granted where there is, or will be via mitigation measures, sufficient infrastructure capacity to support the impacts of the development.

### **CS13 - Development Contributions to Infrastructure Provision**

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

### **CS14 - Transport**

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

## **Peterborough Planning Policies DPD (2012)**

### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

### **PP03 - Impacts of New Development**

Permission will not be granted for development which would result in an unacceptable loss of privacy, daylight, opportunities for crime and disorder, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution.

### **PP12 - The Transport Implications of Development**

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

### **PP13 - Parking Standards**

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

### **PP16 - The Landscaping and Biodiversity Implications of Development**

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

## **4 Consultations/Representations**

### **Building Control Surveyor (03.01.13)**

Building Regulations approval is required. Part M relating to disabled requirements is applicable.

### **Transport and Engineering Services (10.01.13)**

No objection – The proposed scheme does not provide sufficient parking to accord with the relevant maximum parking standards and may result in additional demand for on-street parking in the locality. However there is sufficient on-street parking capacity to accommodate any extra demand and the proposal therefore should not result in any undue danger to highway safety.

**Landscape Officer (08.01.13)**

No objections - The details contained within the submitted Arboricultural Survey require securing by way of a condition. Detailed landscaping proposals will be required which could be secured by condition.

**Travel Choice (30.01.13)**

The proposal would serve a population of approximately 10,000 people and as such, would have an impact upon the number of people using public transport. As such, bus stop improvements should be secured and a contribution towards monitoring of the Travel Plan is required.

**Police Architectural Liaison Officer (31.12.12)**

No objections however concern is raised as there is little opportunity for safe and legal off-site parking close to the facility. Details relating to closure of the site out of hours, car park lighting and measures to reduce the risk of crime need to be addressed however this can be secured by condition.

**Environment and Pollution Control**

Comments awaited.

**Archaeological Officer (17.12.12)**

No objections subject to securing a scheme of archaeological investigation through a monitoring/recording brief of all groundwork and evaluation by trial trenching.

**Victoria Park Residents Association**

No comments received.

**Councillor Peach**

Whilst not against the proposal, concern is raised regarding the level of parking provision which appears to be insufficient to meet the needs of the proposed surgery. The existing bungalow (within the ownership of the Applicant) should be demolished to provide additional parking. Traffic calming along Newark Avenue will be required.

**Councillor Shearman**

Whilst not against the proposal, concern is raised regarding the impact of the proposal and associated vehicular movements in relation to the junction of Eastfield Road with Newark Avenue.

**Central and East Neighbourhood Committee**

The proposal was put before the Neighbourhood Committee on 11th December 2012. The minutes of this meeting were forwarded to Officers as the following issues were raised:

- Concern that the size is not of a sufficient size to accommodate the proposal.
- Accessibility to the site for all users appears poor with no safe pedestrian linkages across Newark Avenue for patients.
- Concern that the level of parking is insufficient to meet the needs of the proposal.
- Concern regarding the impact of the proposal upon the junction of Eastfield Road and Newark Avenue.

**Local Residents/Interested Parties**

Initial consultations: 32

Total number of responses: 42

Total number of objections: 3

Total number in support: 37

37 standardised letters and one independent letter of support have been received in respect of the application, with the following points raised:

- The new centre will be a substantial improvement on the existing practices that are no longer fit for purpose.
- The proposal will provide modern facilities, offering a full range of primary healthcare facilities and a pharmacy in an accessible location for all residents.
- The development will regenerate a derelict and unsightly site, improving the overall appearance of the area.
- The proposed redevelopment will reduce crime risk and issues of vandalism/antisocial behaviour that currently take place on the site will be resolved.

Two letters of objection have been received on the following grounds:

- The parking on site is insufficient to accommodate a GP surgery.
- The building on site is not of a sufficient size to accommodate a GP surgery.
- The access on to Newark Avenue from the site is poor with inadequate/poor visibility.
- The proposal may result in an unacceptable impact to local residents from noise and general disturbance if the hours of opening are too early or late.
- The proposed building will appear overbearing and will have an oppressive impact upon neighbouring residents.
- The proposal will intensify the access to the site which will impact upon the junction of Eastfield Road and Newark Avenue.

## **5 Assessment of the planning issues**

The main considerations are:

- Principle of development
- Design and impact upon the character and appearance of the surrounding area
- Parking and highway implications
- Impact upon neighbour amenity
- Security and crime risk
- Archaeology
- Landscape implications
- Developer contributions

### **a) Principle of development**

The application proposal seeks to construct a new two storey purpose-built medical centre which would consolidate four existing GP practices within the wider PE1 locality. The facilities within Welland, Dogsthorpe, Parnwell, Burghley Road and Church Walk would be closed and relocated to the application site, providing one facility for all patients. The application has been supported by assessment detailing the catchment areas of the existing facilities and it is considered that the application site represents a suitable location to meet the needs of the population it would serve. The site is well served by public transport routes, is readily accessible on foot and by private car and on this basis, is considered an appropriate location in which to site the proposal.

With regards to the proposed pharmacy (Class A1), whilst it is acknowledged that this lies outside of any identified Local Centre and no sequential test has been submitted, the use complements the proposed medical centre and would allow for shared trips by users. Subject to securing no other change of use within Class A1 (retail) by way of condition, it is considered that the proposal is acceptable in its context.

On this basis, the principle of development is acceptable, in accordance with the National Planning Policy Framework (2012), Policy CS6 of the Peterborough Core Strategy DPD (2011) and Policy PP1 of the Peterborough Planning Policies DPD (2012).

**b) Design and impact upon the character and appearance of the surrounding area**

The application proposal would result in the demolition of the existing single storey building on site and construction of a new two storey building. Whilst it is acknowledged that the new building would be much larger in size, scale and footprint to the surrounding built form, given its position centrally within the plot and the nature of the application site, it is not considered the proposal would result in any unacceptable harm to the character of the area.

The proposed building would stand at two storeys to a maximum height of 8.8 metres. The building has been designed to respect the context within which it is sited, by reducing the overall mass through varied roof heights, building form and cladding with a vertical emphasis. This will ensure that the overall appearance of the building would not appear unduly overbearing or dominant within the locality. The final proposed materials to be used within the finish of the building are subject to confirmation and this may be secured by condition to ensure that the final appearance of the building is of sufficient quality. On this basis, it is considered that the proposal will not result in any unacceptable harm to the character, appearance or visual amenity of the surrounding area and is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

**c) Parking and highway implications**

Parking provision

The application scheme proposes to provide a total of 41 parking spaces for use by staff and patients of the medical centre and pharmacy. In total, the centre is proposed to have 16 staff present, thereby providing 25 parking spaces for patients. This number falls below the maximum parking standard set by Policy PP13 of the Peterborough Planning Policies DPD (2012) and is therefore likely to result in increased demand for parking on the nearby public highway. Whilst this situation is not ideal, the surrounding roads (particularly Newark Avenue and Eastern Avenue) have sufficient on-street parking capacity for any 'overflow' demand and therefore, it is not considered that the proposal will result in vehicles parking in dangerous locations or causing a danger to highway safety.

Access

It is proposed to improve the existing access to the site from Newark Avenue through widening to 5.5 metres for the first 10 metres in to the site and then narrowing to 5 metres in width. This improvement would ensure that two vehicles can easily pass one another when entering/exiting the site, preventing any conflict between road users and ensuring that cars are not kept waiting of the adjacent public highway. With regards to pedestrian access, it is proposed to provide a separate 1.5 metre wide footpath running alongside the access road. Given the signalised junction of Newark Avenue and Eastfield Road is in close proximity to the application site, this allows those patients wishing to walk or use public transport to safely cross Newark Avenue to access the site. The application scheme also proposes to provide secure and covered cycle parking for staff and patients and has submitted a draft Travel Plan for the proposed medical centre. It is considered that these measures, in combination with the improved vehicular and pedestrian access, ensure that the proposed development would be readily accessible by a variety of transport other than the private car.

Relationship to the junction of Newark Avenue/Eastern Avenue/Eastfield Road

It is noted that concern has been raised by local residents, Ward Councillors and the Neighbourhood Committee in relation to the impact of the proposal upon the junction of Newark Avenue, Eastern Avenue and Eastfield Road. The Local Highway Authority has confirmed that there are no improvements that can be made to this junction. Notwithstanding this, it is not considered that the proposal will result in a significant detriment to the free flow of traffic using this junction. It is acknowledged that the arrangement is not ideal however traffic moving along Newark Avenue would have the right of way and as such, vehicles wishing to exit the application site would have to wait.

On the basis of the above, the proposal is considered to be in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

**d) Impact upon neighbour amenity**

Overlooking, overshadowing and overbearing impact

The proposed replacement building would stand taller than the existing building to a maximum height of 8.8 metres. The building has been designed with a mono-pitched roof and therefore the highest elevation would face towards the block of four flats behind the residential dwellings fronting Newark Avenue. To the rear, the building is proposed to reach a maximum height of 6.3 metres with a variety of single and two storey elements. The proposed building would be sited more centrally within the wider infill area, set back from the position of the existing building on site.

The proposed principal elevation (at first floor) of the new building would be set approximately 22 metres from the residential flats located to the north of the application site. Whilst it is acknowledged that these residential units have windows to primary habitable rooms (i.e. living and bedrooms) facing the proposed medical centre, it is not considered that any unacceptable loss of privacy will result as the proposal is to have only high level (above 1.7 metres from floor level) or obscure glazed windows to this elevation. In addition, it is not considered that any overbearing impact would result owing to the level of separation.

With regards to other neighbouring residential dwellings to the east and west of the application site, it is considered that sufficient separation distance is maintained to prevent any unacceptably overbearing impact upon occupants. The proposed separation distances (17 metres to the west and 22 metres to the east) may result in some opportunities for overlooking to neighbouring dwellings and therefore a loss of privacy for occupants. This may be overcome through ensuring those side windows facing neighbouring dwellings are obscure glazed and non-opening, unless above a height of 1.7 metres above floor level. It is proposed to secure this by way of condition.

Noise and general disturbance

The application scheme seeks to widen the existing vehicular access to 5.5 metres at the junction with Newark Avenue, reducing to 5 metres further in to the site. It is proposed to include a 1.8 metre wide landscaping strip along the shared boundary with No.6 Newark Avenue to provide separation to the neighbouring dwelling. It is considered that this separation would reduce the level of potential noise disturbance to occupants and prevent any unacceptably harmful loss to amenity. In addition, it is also proposed to introduce a landscape buffer to the eastern and southern boundaries of the proposed car park extension (to the rear of Nos. 342 and 344 Eastfield Road). At present this area is used as garden land associated with No.5 Newark Avenue and accordingly, the neighbouring residents benefit from an intrinsically quiet area. The application proposal would result in vehicular movements adjacent to the garden areas of these nearby dwellings and it is acknowledged that some disturbance will result. However, subject to the strengthening of the boundary treatment through the landscaping proposed, it is considered that the proposal will not result in any unacceptable loss to occupant amenity.

It is noted that some concern has been raised by local residents with regards to the intended hours of use and the impact that may result in terms of noise and general disturbance. The Applicant has not provided any proposed hours of use however it is anticipated that the centre would be open out of hours in some instances where local demand requires it. At these times, it is not anticipated there will be a significant level of vehicular movements to and from the site and the impact upon neighbour amenity would be minimal. During an average week, it is anticipated that the centre would be open throughout the day and in some evenings. This does not represent a significant change from the existing lawful use of the site (B1 offices) and as such, it is not considered that the proposal would give rise to an unacceptable increase in

the level of disturbance to neighbours.

#### Impact upon adjacent Children's Nursery

It is acknowledged that the proposed medical centre building would be sited in very close proximity to the existing children's nursery 'The Manor'. However, it is considered that the scheme has been designed to respect this relationship with the south-western corner of the building (nearest to the neighbouring building) reduced in size to only single storey. As such, this relationship is no worse than the arrangement to the existing building on site. Furthermore, the proposal has been designed to ensure that no direct overlooking results to the outdoor play area of the nursery by use of obscure glazing. This will ensure that the safety of children at the adjacent site is maintained.

On the basis of the above, it is considered that the proposal would not result in any unacceptable impact upon the amenities of neighbouring residents and is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

#### **e) Security and crime risk**

Medical centres such as that proposed, are known to attract crime and anti-social behaviour and given the location of the proposed building, set behind existing development and with little or no natural surveillance, measures to reduce crime risk will be key. As such, it is considered necessary to secure a scheme of crime prevention measures including external lighting, CCTV cameras and physical security of the building. On this basis, the proposal is considered to be in accordance with the National Planning Policy Framework (2012), Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

#### **f) Archaeology**

The application site is located within an area of known archaeological interest. Given that the proposal would result in development on previously undeveloped land, there is potential for disturbance to unknown archaeological assets. To ensure that no harm results to any unidentified assets, the City Council's Archaeological Officer has requested that a scheme of archaeological investigation be secured by condition. On this basis, the proposal is in accordance with the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

#### **g) Landscape implications**

As a result of the proposed development, it would be necessary to remove one of the existing trees on site. Whilst this tree is of good quality, it makes no contribution to the overall visual amenity of the surrounding area and as such, the loss in this instance is accepted. The application scheme proposes areas of landscaping to soften the appearance of the development and a detailed landscaping scheme can be secured by condition. On this basis, the proposal is in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012).

#### **h) Developer contributions**

In accordance with Policies CS12 and CS13 of the Peterborough Core Strategy DPD (2011), all new development is required to make a financial contribution to the infrastructure demands it generates. The City Council has adopted a tariff approach to these contributions, set out in the Planning Obligations Implementation Scheme SPD (2010). Contributions relating to Class D1 development are negotiated on a case-by-case basis. The Travelchoice Team has requested a contribution towards improvements of the two nearest bus stops to the application site (on Eastern Avenue) owing to the additional demand for bus transport as a result of the development. It is considered that this contribution is sufficient and accordingly, no further financial contribution is being sought.



#### i) **Other matters**

The submitted application drawings identify some areas for the storage of refuse on the site. However, the area of refuse storage for the proposed medical centre appears to be accessed through an area which may be confused for car parking and no refuse collection point has been proposed near to the public highway. As such, it is necessary to condition these elements and on this basis, the proposal is in accordance with the RECAP Waste Management Design Guide SPD (2012).

### **6 Conclusions**

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 proposed medical centre would replace existing facilities which are no longer fit for purpose in an area centrally located to the catchment that would be served and the principle of development is therefore acceptable, in accordance with the National Planning Policy Framework (2012) and Policy CS6 of the Peterborough Core Strategy DPD (2012);
- whilst the proposed pharmacy is located outside any identified local or district centre, the use complements the proposed medical centre and would allow for shared trips by users, in accordance with the National Planning Policy Framework (2012);
- the proposed building would not appear unduly incongruous or result in unacceptable harm to the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in any danger to highway safety and is accessible by a range of modes of transport, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012);
- no unacceptable harm to the amenity of neighbouring residents will result from the proposed development, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012);
- the proposal will not result in harm to or loss of unidentified archaeological assets, in accordance with the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012);
- the proposal will not result in any unacceptable loss of existing landscape features, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012); and
- the development makes adequate contribution towards the infrastructure demands it will generate, in accordance with Policies CS12 and CS13 of the Peterborough Core Strategy DPD (2011).

### **7 Recommendation**

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to the following conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 Development shall be carried out in accordance with the following drawings:
- Site Survey as Existing (Drawing Number 06/11/P/01)
  - Proposed Site Layout Plan (Drawing Number 06/11/P/02 Revision E)
  - Proposed Ground Floor Plan (Drawing Number 06/11/P/03 Revision E)
  - Proposed First Floor Plan (Drawing Number 06/11/P/04 Revision F)
  - Proposed Roof Plan (Drawing Number 06/11/P/05 Revision C)
  - Proposed North and West Elevations (Drawing Number 06/11/P/06 Revision C)
  - Proposed South and East Elevations (Drawing Number 06/11/P/07 Revision B)
  - Proposed Sections A-A and B-B (Drawing Number 06/11/P/08 Revision C)
  - Proposed Landscaping Plan (Drawing Number 06/11/P/10 Revision B)

Reason: For the avoidance of doubt and to protect the amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 No development shall take place until samples and details of the following materials have been submitted to and approved in writing by the Local Planning Authority:
- External walling and roofing
  - Windows and doors
  - Rainwater goods
  - Obscure glazing
  - Boundary treatments

The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 4 Prior to the first occupation of the building, a scheme for the landscaping of the site shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved prior to the first occupation of the building, with the exception of the planting which shall be installed no later than the first planting season following the occupation of any building.

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;
- Boundary treatments (including any changes to existing boundary treatments);
- Surfacing of vehicular parking, circulation routes and pedestrian paths (including means of parking space demarcation); and
- Permeable or porous surfacing to the footpath serving the pharmacy.

Reason: In the interests of the visual appearance of the development and the amenity of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP3 of the Peterborough Planning Policies DPD (2012).

- C 5 Prior to first occupation of the development, secure and covered cycle parking shall be provided for staff in accordance with the details shown on drawing number 06/11/P/02 Revision E.

Reason: To encourage users of the site to travel by sustainable means, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP13 of the Peterborough Planning Policies DPD (2012).

- C 6 Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following:

- Hours of construction;
- Haulage routes to and from the site;
- Temporary facilities for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction/demolition;
- Facilities for contractor parking;
- Details of material storage;
- Details of all site welfare buildings/cabins; and
- Details of vehicle-cleaning equipment (including specification and position).

Development shall be carried out in accordance with the agreed scheme and all vehicles leaving the site shall pass through the approved cleaning equipment before entering the public highway. In the event that the approved vehicle-cleaning equipment is inoperative, development operations reliant upon compliance with this condition shall be suspended unless and until an alternative equally effective method of cleaning vehicles has been approved by the Local Planning Authority and is operational on site.

Reason: To prevent mud and debris being brought onto the public highway and in the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

- C 7 Prior to first occupation of the development hereby permitted, measures to minimise the risk of crime to meet the specific security needs of the application site (including lighting to the car park areas (which shall not be high level), CCTV cameras and physical measures to the building) shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of community safety and amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

- C 8 Prior to the first occupation of the building, a scheme for the storage of refuse bins (including a refuse collection point) shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that adequate bin storage space is available and to protect the visual appearance of the streetscene, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011).

C 9 No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. No development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework, particularly paragraphs 128 and 141.

C10 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order (as amended), the Pharmacy hereby approved shall not be used for any other purpose within Use Class A1.

Reason: The site is unsuitable for other retail uses owing to its location outside of any identified District or Local Centre, in accordance with the National Planning Policy Framework (2012) and Policy CS15 of the Peterborough Core Strategy DPD (2011).

C11 Notwithstanding the submitted drawings and prior to first occupation, all windows at first floor shall be obscure glazed to a minimum of Level 3 obscurity, and non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Those windows shall subsequently be retained as such.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Copy to Councillors Kreling P M, Shearman J, Peach J P