

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 4 DECEMBER 2012 AT 1.30PM

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**UPDATE REPORT &
ADDITIONAL INFORMATION**

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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.

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.

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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 4 DECEMBER 2012 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent/Supporters/Parish Council/Town Council/Neighbourhood Representatives
4.2	9	12/01528/FUL – LIMESQUARE ESTATES, ENTERPRISE WAY, BRETTON, PETERBOROUGH	Councillor Clements and Councillor Merrill Mr Mark Mann	Parish Councillors Agent
4.3	17	12/01543/WCPP – WERRINGTON CENTRE, STANILAND WAY, WERRINGTON, PETERBOROUGH	Councillor John Fox Mr Alan Smith Mr Andy Simmons Mr Kennedy (Provisional) Ms Lyn Nicholson (Provisional) Applicant/Agent (Name TBC)	Ward Councillor Werrington Neighbourhood Council Objector Objector Objector Applicant/Agent

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BRIEFING UPDATE

P & EP Committee 4 December 2012

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	12/01189/WCMM	Cross Leys Quarry Leicester Road Wansford Peterborough, Variation of condition 1 of planning permission 10/00488/WCMM to vary the completion date of the permitted infilling from 31/07/2012 to 31/07/2013

Application withdrawn by the applicant

2.	12/01528/FUL	Limesquare Estates Enterprise Way Bretton Peterborough, Construction of 2.4m high green pallisade fencing
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Cllr Nick Sandford

I am disappointed that the report put before members does not give the full context to this application. The new fence was constructed by the site owner several metres closer to the footpath than the position of the previous fence following felling and removal of a stretch of shelter belt woodland of some 100 to 200 metres in length. There are regulations in place to prevent extensive tree felling of this kind if it exceeds a specified threshold but it requires the Council and the Forestry Commission to work together to ensure they are enforced.

There is no indication in the report as to why the new fence needs to be closer to the footpath than the original one. The argument that it provides security is fallacious in that the previous arrangement with a fence and a dense shelter belt provided much more effective security.

If planning permission is granted, I would urge the committee to put an area tree preservation order on any new planting. The previous actions of the site owner have indicated that any planting in this location could be under serious threat and protecting the planting for only five years might be inadequate. A TPO would ensure that any future tree felling on this site without the permission of the local planning authority could result in immediate court action by the Council without having to rely on external agencies such as the Forestry Commission.

Change to Recommendation

Condition 3 should be deleted as the development is complete.

3.	12/01543/WCPP	Werrington Centre Staniland Way Werrington Peterborough, Revised application for regeneration of the Werrington Centre, comprising demolition and alteration of existing buildings including erection of new supermarket, shop units and public house, alterations to car park and access, together with landscaping and other ancillary works including off site highway works, new roundabout at the junction of Davids Lane and Staniland Way Specifically variation of Condition 1 of 11/01582/NONMAT (approved drawings/documents) and C21 of 08/01471/FUL (off site highway works) and removal of conditions C3 (details of contamination - petrol station), C4 (contamination), C5 (fire hydrants), C7 (tree protection), C8 (tree specification), C9 (arboricultural method statement), C15 (acoustic barrier), C22 (visibility splays) and C29 (service yard management plan) of 08/01471/FUL
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Since the Committee report was drafted the applicant has submitted the following revised drawings/documents:

Proposed Site Layout 6809 P101 Rev N
Roof Plan 6809 P104 Rev E
Plan/Drawing 6809 P194 Rev D

The drawings have been amended to show:

- a pedestrian link from the new car park to the school and library
- a protective fence line - in terms of the construction of Olympic House car park
- that the trees within the main car park have been changed to *Corylus columna* – Turkish hazel.
- the revised service yard 'run over strip'
- proposed landscaping treatment for the demolished toilet block

In addition the applicants has added a statement in the AIA pertaining to the consented and proposed scheme in terms of the Olympic House car park

Should members agree with officer recommendation, Condition 1 listed in the committee report will be updated with these latest documents/drawing numbers.

Taking the above into account the Local Highway Authority requests the following amendments to the proposed planning conditions:-

C17 The roundabout junction at Staniland Way and David's Lane shall be implemented in accordance with drawing numbers TRN10713 101 and TRN10713 104 and be fully operational prior to the demolition of the existing supermarket store .

Reason: In the interest of Highway safety, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD.

C18 Visibility splays measuring 2.4 metres by 39.5 metres to the west and 2.4 metres by 47 metres to the east shall be provided from the access to the service yard of the new supermarket onto Staniland Way. These splays shall be provided prior to the service yard being brought into use and thereafter maintained free from obstruction over 600mm in height.

Reason: In the interest of Highway safety, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD.

In addition the Landscape Officer has agreed that Condition 6 indicated on the Committee report can now be deleted.

CIlr Judy Fox:-

First of all I feel strongly that this revised plan should have been submitted as a completely new plan, as it has changed quite considerably from the original plan that was passed in June 2009.

My objections regarding the revised plan are as follows:-

1. My main concern is that the Werrington centre car park is losing 137 parking spaces, previous numbers were 773 and this included 100 parking spaces in the new community car park, now there are only going to be 636 including the 100 in the new community car park. I feel that this will not be sufficient amount of spaces for all the people who will be using this Centre e.g. School, Library, Sports Centre and the shops. I attended a meeting recently in Ken Stimpson School and you could hardly get a parking space it was completely full so I wonder what it will be like when there is an even bigger store at the centre.
2. The planning committee that sat on the original planning application in 2009 agreed then that there were not enough car park spaces, so insisted in the building of the new community car park. Now these places are being included in the renewed tally of spaces, but even worse, it is reducing those spaces by 137. There was a need in 2009 and there is still a need today in this application for more spaces.
3. The relocation of the service yard is in a completely different location to the original plan and in my opinion this is too near to the main entrance to the car park and will reduce road safety to the users by giving them on occasions a blind exit.

4. I am very concerned that now the loading bay is going to be near to the main car park the 3.5m high fence will look out of place and will spoil the look of the centre.
 5. The existing public house is a great community asset to the centre and it will be a very sad day if this is lost. My concern is the land reserved for the new pub is not owned by Tesco, so will this now mean that there will be no replacement pub erected in the first phase (as stated in the original plan). If this does happen it will definitely have a significant detrimental impact on the community. So could I have assurance that the plan for a new pub be put in place in the first phase.
 6. The owners have stated that they have listened to the response of the public and therefore retained the petrol station, which was also due for removal in the original plan. As a ward councillor for Werrington, I am confident in saying that more people have voiced an opinion that they would want a community pub over a petrol station. So why are the applicants not considering the majority views of the residents.
- I feel this application should be rejected and a completely new application submitted in due course, on the grounds that it has changed significantly.