

**Application Ref:** 14/00501/FUL

**Proposal:** Erection of foodstore with associated car parking and landscaping

**Site:** Land Adjacent Haddon House, Brickburn Close, Hampton Centre, Peterborough

**Applicant:** ALDI Stores Ltd

**Agent:** Mr Alastair Close  
Planning Potential Ltd

**Referred by:** **Cllr Seaton**

**Reason:** Regeneration, choice, economic benefit, public support

**Case officer:** Ms L Lewis

**Telephone No.** 01733 454412

**E-Mail:** louise.lewis@peterborough.gov.uk

**Recommendation:** **REFUSE**

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

The site is on the west side of the A15 London Road, just north of the junction with Clayburn Road. On the corner of Clayburn Road and the A15 is Haddon House, a residential facility for persons with autism, which is accessed off Brickburn Close, a small side road. Brickburn Close was put in as Haddon House was developed, in 2011. It divides after 20m into two spurs, one leading to Haddon House and one, currently unused, which the applicant proposes to use as access to their site.

The application site is undeveloped, and unallocated other than being part of the identified Urban Extension area. It is on high ground relative to the rest of Hampton, with open space and a play area to the west (rear), undeveloped ground to the north, and, beyond that, the recent development of a gym and restaurants.

The site includes an area of drainage ditch, and one tree which has not been assessed, but is to be retained.

On the opposite side of the main road is the allocated, but as yet undeveloped, area of Hampton Leys.

## **2 Planning History**

The site is within the red line of the original Hampton outline consent, but the use is not within the terms of that consent.

## **3 Planning Policy**

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

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

#### **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.

## **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.

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

### **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.

## **4 Consultations/Representations**

The only outstanding matter is the Highways objection. The LHA comments as follows:

The revised scheme submitted by the applicants is acceptable and it is considered that there are no highway safety issues with the proposed access alterations. The Local Highway Authority therefore raise no objections to this proposal subject to conditions.

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

This application was considered by Members at the July committee meeting. Members resolved to defer the application in order to establish whether satisfactory amendments could be agreed in respect of the access (Brickburn Close), to address the Local Highways Authority objection relating to junction design and access.

This objection was: The junction has not been designed for large HGVs, which cannot manoeuvre through the junction without encroaching on opposing lanes.

The applicant has submitted revised plans, which show a junction design which allows for a safe access. Conditions are recommended to secure these changes prior to the store being brought into use.

## **6 Conclusions**

**The remaining concern that Members expressed at the July meeting can be adequately addressed.**

## **7 Recommendation**

Based on Members previous resolution, and the revised plans provided by the applicant, it is recommended that permission is granted subject to the conditions below.

**C1 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).

**C2 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site**

**management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.**

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121 and Policy PP20 of the Peterborough Planning Policies DPD (2012).

- C3 The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority for approval in writing.**

Reason: To provide verification that the required remediation has been carried out to appropriate standards and in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121 and Policy PP20 of the Peterborough Planning Policies DPD (2012).

- C4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 5 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.**

**An assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 2.**

**The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 3 above.**

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121 and Policy PP20 of the Peterborough Planning Policies DPD (2012).

- C5 Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to the local planning authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. The following also needs to be submitted as part of any approved works/scheme:**

- **Copies of calculations for the discharge rate and storage volume requirements with written confirmation from Anglian Water of the acceptance of those discharge rates**
- **Confirmation of compliance with the approved Hampton Phase 2 Surface Water Drainage Strategy (2002) or any amendment to this strategy which may be approved by the Local Planning Authority.**
- **Details of any flow control device.**

Reason: To reduce the impact of flooding on the proposed development and future occupants in accordance with Policy CS22 of the Peterborough Core Strategy DPD.

- C6 The development shall take place in accordance with the approved Hampton Phase 2 Surface Water Drainage Strategy (2002) or any amendment to this strategy which may be approved by the Local Planning Authority.**

Reason: To ensure that the impermeable area of the development is in accordance with the Hampton Phase 2 Surface Water Drainage Strategy to safeguard the site and the surrounding areas from flooding due to the discharge of surface water from the site and to

ensure that there is adequate foul and surface drainage provision in accordance with Policy CS22 of the Peterborough Core Strategy DPD.

**C7 No development shall take place until details of the following materials have been submitted to and approved in writing by the Local Planning Authority. 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.**

- Bricks and render (including samples)
- Doors and windows
- Shopfront framing
- Canopy.

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).

**C8 No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of noise emitted from all fixed plant and machinery shall not exceed 44 dB LAeq, 1 hour between 0700 and 2300 hours and 39 dB dB LAeq, 5 minutes between 2300 and 0700 hours when measured or calculated at 1 metre from the façade of noise sensitive premises. The measurements and calculations shall be made according to BS 4142:1997.**

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

**C9 Prior to the store being brought into use boundary treatments and a scheme of landscaping, including hedging to the front and side of the site, shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy PP16 of the Peterborough Planning Policies DPD (2012).

**C10 Prior to the store being brought into use a scheme of lighting shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Column mounted white light shall be specified to the car park, and the details shall include a lighting plan showing spill to the neighbouring residential site.**

Reason: In the interests of the safety and security of users of the site, and the prevention of crime, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.

**C11 Prior to the store being brought into use a scheme of measures to support the City Council's Environment Capital aspiration shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

Reason: To accord with Policy CS10 of the Peterborough Core Strategy DPD (2011).

**C12 Any external CCTV to be installed shall not be installed until details have been submitted to and approved in writing by the Local Planning Authority. Installation shall be carried out in accordance with the approved details.**

Reason: In the interests of the safety and security of users of the site and the area in accordance with Policy CS16 of the Peterborough Core Strategy DPD.

**C13 Prior to the store being brought into use cycle parking for the use of shoppers and staff shall be provided in accordance with details to be submitted to and approved in**

**writing by the Local Planning Authority. The cycle parking shall be retained thereafter.**

Reason: In the interests of highway safety and to encourage travel by sustainable modes in accordance with policy CS14 of the adopted Core Strategy.

**C14 Prior to the store being brought into use a pedestrian-cycle link shall be provided to the footpath at the rear (west) of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of highway safety and to encourage travel by sustainable modes in accordance with policy CS14 of the adopted Core Strategy.

**C15 Prior to the store being brought into use a staff travel plan shall be submitted to the Local Planning Authority for approval in writing. The Plan shall contain SMART targets and shall identify measures to achieve those targets and shall be implemented on occupation of the development.**

Reason: In the interests of promoting the use of non-car modes of travel to the site in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD.

**C16 Prior to the store being brought into use nesting boxes for birds shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

Reason: To protect features of nature conservation importance, in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policies PP16 and PP19 of the Peterborough Planning Policies DPD (2012).

**C17 Prior to the store being brought into use the works to the store access and its junction with the A15 London Road shall be implemented in accordance with the principles shown on plan 13082-SK140723.3**

Reason: In the interests of highway safety in accordance with policy PP12 of the adopted Planning Policies DPD.

**C18 Prior to the store being brought into use a plan showing 98 car parking spaces for staff and customers shall be submitted to and approved in writing by the Local Planning Authority. The car parking shall be implemented in accordance with the approved plans prior to the store being brought into use.**

Reason: In the interests of highway safety in accordance with policy PP12 adopted Planning Policies DPD.

**C19 The store shall not be open outside the hours of 8am to 10pm. No deliveries shall take place outside the hours of 6am to 10pm Monday – Saturday, 9am to 10pm Sundays.**

Reason: In the interests of the amenity of occupiers of neighbouring properties in accordance with Policy

Copy to Councillors S M Scott OBE, D A Seaton and N V North

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