

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 2 JULY 2019 AT 1.30PM

1. Procedure for Speaking
2. List of Persons Wishing to Speak
3. Briefing Update

**UPDATE REPORT &
ADDITIONAL INFORMATION**

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.

MPs will be permitted to address Committee when they have been asked to represent their constituents. The total time allowed for speeches for MPs will not be more than five minutes unless the Committee decide on the day of the meeting to extend the time allowed due to unusual or exceptional circumstances.

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.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 2 JULY 2019 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	18/02017/OUT The Pearl Centre Lynch Wood Peterborough PE2 6FZ.	Cllr Julie Howell David Turnock Stephen Swan/Dale Banham Anju Tugnet Daniel Brown	Ward Councillor Peterborough Civic Society Objector Objector Applicant

BRIEFING UPDATE

P & EP Committee 2 July 2019

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1	18/02017/OUT	The Pearl Centre Lynch Wood Peterborough PE2 6FZ , Outline application with details of access for up to 7,440sqm (80,000sqft) of office (Class B1) floorspace and 880sqm (9,472sqft) of retail (Class A1 - A5) floorspace, alongside associated parking areas and site works

The following comments have been received which arrived too late for inclusion within the Committee report or arrived following the publication of the Committee report:

- I am dismayed to read that submitted with this Planning Application is the following in Document LRW-7645-L(00) 12.F , page 11 , bullet point 3. " Alternatively a new access / exit point off Wistow Way to the North will help ease pressure on the Pearl Centre's entrance road and help with congestion" . Any planning application for this site that advocates running a road into this quiet residential area to ease the congestion of the Lynch Wood Business Park that has already been caused by the over development of the Lynch Wood Business Area, is disgraceful. This planning authority and councillors need to remember that hundreds of people turned out a public meeting to angrily demand this should not happen . And consequently this application, which is still advocating running a road from Lynch Wood onto Wistow Way should absolutely be refused on that issue alone.

Officer response: The proposal does not include an access to Wistow Way.

- It is very clear that the Lynch Wood Business Park has been Grossly overdeveloped in recent years resulting in huge congestion problems, not just of Lynch Wood but also Of Oundle Road. The planning authorities must now say NO to no more building on Lynch Wood and promote Alwalton Hill with its far superior road links.

Officer response: Improvements to the Oundle Road are planned and the applicant would enter into a planning obligation to make a proportionate financial contribution towards planned road widening to Orton Parkway. It is not for the applicant to solve existing infrastructure problems.

- The ACCOM transport response dated 15/2/19 Section 7.1 refers to a survey in March 2018 but no specific date! - do they not know when?

Officer response: This information is provided in the original Transport Assessment (TA). A parking beat survey to determine parking activity on site was undertaken for 7 days between 5th March and 12th march 2018. The results of this survey are contained in Appendix A indicated that Wednesday 7th March was the busiest day and therefore the data from this day has been used for analysis and is shown in Table 1.

- Sections 8 onwards use terms TA and MSOA but no key assuming all understand their referencing and relevance.

Officer response: These are abbreviations which are clearly referred to in the Transport Assessment.

- Section 9.6 data set referred to is 2011 (8 years old and not relevant!)
- Section 11 uses figures but no KEY or Legend to references so meaningless! The Appendix drawings are so bad even with 70Meg upload and fibre broadband the drawings are fragmented and poorly presented not enabling a full understanding of comments to be understood

ACCOM are being bold and assume they are right to challenge PCC despite submitting out of date data and no references to abbreviations within. A poorly submitted document similar to first submission.

- PS there were cameras fitted to posts and Street Lights by Wistow Way roundabout is this another attempt to bypass all correct protocols and if so the competency of this submission and the consultants should be fully assessed as a part of a 'due diligence' exercise.

Officer response: The Local Highways Authority (LHA) and independent Transport Consultants – SKANSKA have assessed the information within the Transport Assessment and further Addendums and have raised a questions and sought clarification on aspects of the submission. The LHA and are happy with details submitted.

- The proposed office blocks and the retail units will significantly reduce the number of car parking spaces available whilst at the same the proposed development will considerably increase the number of car parking spaces needed. There is currently a shortfall of car parking spaces within the LynchWood Business Park to the point where there is considerable on street parking along much of LynchWood. A reduction of Car Parking in this area is therefore unacceptable.
- The proposal is for 8 retail units with the provision of 16 parking spaces – this will create a significant demand for parking and the 16 spaces are totally inadequate.

Officer response: A discussion regarding parking provision is included within the committee report and there is nothing further to be added.

- We would suggest the removal of the yellow lines along the road through the business park to allow for additional staff parking.
- We object to the planning proposal as staff from business park already increasingly use car park at Napier Place and along Wistow Way, this will only get worse if additional offices and retail outlet are agreed.

Officer response: The applicant has demonstrated that there is sufficient parking provision within the Pearl Centre to serve the existing and proposed development.

- There is considerable excess capacity for retail units in the Ortongate Centre, just a few minutes away so this is completely unnecessary.
- The retail development proposed on the business park will be detrimental to other local shops and businesses and should not be agreed.

Officer response: This has been covered in the committee report and there is nothing further to add.

- There is considerable excess capacity of business accommodation on Lynch Wood and within the Pearl Centre itself. These office blocks are therefore not needed and likely will stand empty, so one wonders what is the purpose of building them?
- We question the need for additional office development and think it bizarre given the number of vacant office spaces locally and up and down the country at a time when working from home and hot desking is on the increase.

Officer response: The site is located within an employment area where the principle of office development is acceptable. It is not for the Local Planning Authority to question the need for the development.

- It has been suggested by another commenter that the developers are planning long term to turn these buildings into residential units.

Officer response: There are examples of office development being converted into residential under the 'prior approval – permitted development'. This would be removed by condition and planning permission would be required for any such conversion.

- These multi storey utilitarian buildings will be clearly visible from Wistow Way so spoiling a quiet residential area. The ugliness of the buildings proposed are also completely out of keeping with the stylish Pearl Centre and other very attractive office buildings in the immediate vicinity.

Officer response: the design of the building is not for consideration at this stage and all plans referring to appearance are for illustrative purposes only.