

Application Ref: 23/00046/FUL

Proposal: Demolition of existing buildings and erection of 7no. three bed homes, landscaping and infrastructure

Site: The Elm Tree Tavern, Garton End Road, Peterborough, PE1 4EZ

Applicant: Mr A Keshwara
Janish Homes Ltd

Agent: Mr Tim Slater
3D Planning Ltd.

Referred by: Councillor (Former) Ikra Yasin

Reason: Concerns in relation to potential impact on traffic in the area, size of the site and the practicality of how this development will work.

Site visit: 03.02.2023

Case officer: Mr Asif Ali

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Recommendation: **GRANT** subject to relevant conditions

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

Site description

The application site is a public house located on Garton End Road with the junctions serving Newark Avenue and Ascot Drive located in close proximity. To the west of the application site is The King's School Playing fields with residential properties located to the north, east and south of the site, with some commercial/retail units located on Newark Avenue in close-by. The application site is a two-storey building which has been extended over the years, with car parking spaces located to the north and south of the application site. The parking spaces located to the north of the application site uses the access for the playing fields and satellite imagery shows the use of this access for over 10 years.

Proposal

The application seeks the benefit of planning permission for the demolition of existing the buildings and erection of 7no. three bed homes, landscaping, and infrastructure.

The original proposal was revised to better incorporate the parking within the design of the proposal to avoid a rear parking court. The design of the proposed dwellings was also amended to ensure a more in-keeping appearance with the surrounding area with the inclusion of chimney stacks. The landscaping of the proposal was also amended with the use of more appropriate native species which would benefit the local wildlife and biodiversity.

2 Planning History

Reference	Proposal	Decision	Date
99/01322/ADV	Illuminated fascia, amenity and post signs	Permitted	06/12/1999
99/00518/FUL	New paving and fire/access door	Permitted	13/09/1999
90/AD051	Illuminated brewery signs	Permitted	18/06/1990

3 Planning Policy

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

Peterborough Local Plan 2016 to 2036 (2019)

LP02 - The Settle Hierarchy and the Countryside

The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

LP08 - Meeting Housing Needs

LP8a) Housing Mix/Affordable Housing - Promotes a mix of housing, the provision of 30% affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP8b) Rural Exception Sites- Development for affordable housing outside of but adjacent to village envelopes may be accepted provided that it meets an identified need which cannot be met in the village, is supported locally and there are no fundamental constraints to delivery or harm arising.

LP8c) Homes for Permanent Caravan Dwellers/Park Homes- Permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposals must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered.

Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

LP30 - Culture, Leisure, Tourism and Community Facilities

LP30a) Development of new cultural, leisure and tourism facilities will be supported in the city centre. Facilities elsewhere may be supported in accordance with a sequential approach to site selection.

LP30b) Development proposals should recognise that community facilities are an integral component in achieving and maintaining sustainable development. Proposals for new community facilities will be supported in principle.

LP30c) The loss via redevelopment of an existing community, cultural, leisure or tourism facility will only be permitted if it is demonstrated that the facility is no longer fit for purpose, the service provided can be met by another facility or the proposal includes a new facility of a similar nature.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD.. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

4 Consultations/Representations

Councillor Ikra Yasin - Park

Objection – Concerns in relation to potential impact on traffic in the area, size of the site and the practicality of how this development will work.

Archaeological Officer

No objection.

PCC Peterborough Highways Services

No objection - Initial concerns were raised with regards the rights of access over The King's School Playing Fields access but on submission of further information no objection was raised.

Cambridgeshire Fire & Rescue Service

Comments – recommend securing fire hydrant provision by condition or Section 106 agreement.

PCC Pollution Team

No objection –

Secure internal layout by condition, and concerns related to bulkhead down to dusk lighting. Also, prudent to consider measures to secure solar panels from pigeons.

Waste Management

No objection.

PCC Wildlife Officer

No objection – initial concerns raised relation to species used within landscaping scheme but revised landscaping scheme addresses those concerns.

PCC Tree Officer

No objection – initial concerns raised in relation to details on landscaping scheme but subject to securing conditions on details of species sizes and tree pit details application is acceptable.

Landscape Officer

No objection.

Police Architectural Liaison Officer (PALO)

Comments – Initially further details were required on the lighting scheme, height of fencing to the rear gardens of Plots 1-3 and side fence adjacent to Plot 1. On submission of further details, the only additional comments raised were in relation to locating the gates as close to the front building line as possible and a possible omission in relation to a gate for Plot 3.

Anglian Water Services Ltd

Does not meet threshold for comments.

Lead Local Drainage Authority

No objection – Further details were required for submission, but on submission of the drainage strategy no objection was raised.

PCC Conservation Officer

No objection.

Local Residents/Interested Parties

Initial consultations: 43

Total number of responses: 38

Total number of objections: 36

Total number in support: 0

38 comments were received during the public consultation from 25 different addresses (36 objecting and 2 neither objecting/supporting). The comments are summarised below.

Objections:

- Why has work started when no decision has been made.
- Work needs to be stopped now.
- Prefer the building to be put to another use.
- If demolished the building should be in keeping with the other properties on Garton End Road.
- Seven properties are too many and the site is being overdeveloped.
- There will be parking issues due to the development size. The surrounding area has a lack of parking, and the proposal will result in additional pressures on parking and congestion.
- Historically for decades a reciprocal arrangement has been in place for residents to park their vehicles on the public house car park.
- Speeding vehicles make entry and exit from the application site dangerous.
- Too many rented properties in the area, these properties should not be low-cost houses for the rental market. Rental properties are not cared for and are bringing down the area visually.
- Properties not in keeping with Garton End Road, Newark Avenue and Elmtree Avenue.
- Existing issues with bins on footpaths, the proposal will cause a similar problems.
- Too many dwellings putting social and physical pressure on the area.
- Traffic movements in and out of the development site is an accident waiting to happen.
- 2 or 3 dwellings would be more appropriate for the site.
- We don't want overspill of parking to the Newark Avenue lay-bys.
- The drains have been blocked and are not visibility draining water.
- Unfortunately, this section of Garton End Road has historic standing water issues during heavy rainfall, this is due to this location being a low point in the Anglian Water system and once their surface water sewer network reaches capacity the system surcharges, this can be reported to Anglian Water direct on 03457 145 145 if it reoccurs.)
- Whose responsibility is the upkeep and maintenance of the Playing Fields access?
- No provision for delivery vehicles.
- Why don't you move the parking to the right-hand side and install a non-circular mini roundabout at the junction of Elmfield Road, Newark Avenue and Garton End Road.
- 3 pair of 3 bed semis would look and fit the site better.
- Visitor parking needs to be considered.
- We experience severe flooding when we have a downpour, Garton End Road was flooded two years ago badly and many times before that too.
- The playing fields should be properly screening from any new dwellings built.
- The proposed installing of soakaways on the site which I believe would only increase the flooding risk in the area.
- Trees and bushes cut down before applying for planning permission.
- This is not a great plan at all the closest pub isn't used by the locals around the Elm Tree. It would ruin shops and small businesses.
- We are losing too many public houses.

Neither objecting/in support of:

- Would improve the streetscene but 3 pairs of semis would be better. 7 houses is too many.
- 4/5 houses would be more appropriate.
- Many near misses, the access may be better located to the rear of the site linking to the playing field access road.
- Pleased the Hornbeam tree is saved but what about the 3 trees cut down, they will never be replaced.
- Put down neutral as the Council is on a course of build, build and build, and not listening to what people say. Surprised the proposal is not for flats.

5 Assessment of the planning issues

The material considerations are as follows:

- a) Principle of development
- b) Design and character of the site and surrounding area
- c) Neighbour amenity

- d) Highway safety and parking provision
- e) Trees and wildlife
- f) Drainage
- g) Pollution control
- h) Other

a) Principle of development

The site is within the urban area of Peterborough where new residential development is acceptable in principle in accordance with Policy LP2, subject to compliance with other Local Plan Policies

The proposal would result in the loss of a public house which is classed as a community facility under the Peterborough Local Plan (2019), as such Policy LP30 would be relevant. Policy LP30 states that the loss of an existing community facility will only be permitted if it is demonstrated that:

k. The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or

l. The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or

m. The proposal includes the provision of a new facility of a similar nature and of a similar or greater size in a suitable on or off-site location.

Further information was requested during the course of the planning application with regards the principle of development in line with Policy LP30 of the Peterborough Local Plan (2019). The Agent provided a Viability Report produced by a commercial property consultancy specialising in the licensed property sector which concluded that the business is unviable based on evidence of turnover for the application site post lockdown. On consideration of the Report Officers are satisfied with its conclusions and it is considered that the evidence demonstrates that the business is not viable. The Report also refers to the number of restaurants, sports clubs and public houses within the area, specifically with regards the public houses referring to The Bluebell and The Hand and Heart within the wider area. It is considered that based on the submitted justification with regards the viability of the application site as well as the existence of alternative provision within the wider area that the principle of development is acceptable subject to material considerations below.

Given the above it is considered that the principle of development is acceptable in accordance with Policies LP2 and LP30 of the Peterborough Local Plan (2019) subject to material considerations as set out below.

b) Design and character of the site and surrounding area

The proposal replaces a two-storey public house which has been historically extended unsympathetically with seven two storey dwellinghouses comprising of 2 pairs of semi-detached dwellings and a block of 3 dwellings.

The Conservation Officer noted no material heritage assets within the vicinity and stated that 'The Elm Tree' is not considered to be a non-designated heritage asset. Nonetheless, the proposal would still need to meet Policy LP16 with regards the design and character impact on the site and surrounding area.

The surrounding area is characterised with various types of built form and characters with detached or semi-detached properties of both two-storey scale as well as bungalows along Garton End Road and Elmfield Road, but there also is a terraced row of 6 properties directly opposite the site with commercial/retail buildings along the junction of Garton End Road/Newark Avenue. Nonetheless the surrounding area does have some common characteristics, and Officers worked with the Agent to alter the design by providing chimney stacks to break up the roof mass of the proposal and provide a feature that is common within the area.

The proposed dwellings are two storey modern dwellings with pleasant brick detailing and architectural features that would be sympathetic to the design and character of the site and surrounding area. A condition would require the submission of the external materials to ensure a high-quality finish.

The parking layout of the proposal was amended, the original proposal included a large parking court to the rear of the site, however, there were concerns from Officers with regards anti-social behaviour given the lack of natural surveillance as well as the poor urban design of the parking court. A revised scheme was submitted which reduced the concentration of the parking in one location, with some parking being provided on the side of some plots and a smaller number of parking spaces provided to the front of the proposed dwellings.

It is considered that the revised scheme with the alterations to the elevations as well as site layout would not result in an adverse level of impact to the appearance and character of the site and surrounding area in accordance with Policy LP16 of the Peterborough Local Plan (2019).

c) Neighbour amenity

The application site is located to the east of The King's School playing fields. It is not considered the amenity of future occupiers of the dwellings or users of the playing fields would be adversely affected from the additional of 7 new dwellings given the number of dwellings already sharing a rear boundary with the playing fields.

Neighbours to the south (Nos. 111-117 Garton End Road)

The proposal would result in dwellings being built on the existing car park close to the neighbouring properties to the south, with the block of three properties (Plots 1-3) being located the closest to the southern neighbours. Plot 1 would be located approximately 3.3m away from the shared boundary at the furthest and approximately 2.3m away at the closest point. No.117 has a large side and front garden with a small area of land located between the shared boundary and an existing outbuilding located on No.117, and Nos. 113-115 have outbuildings that extend along their entire rear boundaries with the application site.

Plot 1 located closest to the neighbouring properties to the south has a separation distance of approximately 19.8m from its proposed rear boundary. The separation distance from the side elevation of Plot 1 to the side elevation of No.117 is approximately 4.3m. Whilst the proposal would result in dwellings being built on land close to their shared boundaries with the application site, it is considered that the separation distances, the orientations of the neighbouring properties to the south as well as the location of these neighbours to the south of the application site would ensure that there would be no adverse level of impact on the amenity of the neighbours to the south. Further, it is considered that No.117 benefits from a large side and front garden and the outdoor amenity space of No.117 would not be significantly impacted by the proposed development. Finally, the proposal includes no first-floor side windows which would result in an adverse level of overlooking and given the orientation of the properties and separation distances there would be no adverse level of overlooking from the first floor and dormer window on the rear elevations of the proposed development.

Neighbours to the north

The neighbours to the north of the application site would still be separated by the access into the playing fields as well as the car parking spaces, however, the proposal would result in Plots 7 and 6 being built outside of the existing footprint of The Elm Tree Tavern. Adjacent to the playing fields access road to the north is a grassed area with No.1 Elmfield Road located to the rear of this area. As such No.1 is located opposite the existing playing fields rather than directly opposite the proposed development. Nonetheless the impact on the amenity of No.1 Elmfield Road was also considered, and it is considered that the separation distances and the proposed relationship would result in no adverse level of neighbour amenity impact on No.1 Elmfield Road as well as other neighbouring properties to the north of the site.

Finally, it is considered that there would be no adverse impact on the properties to the east of the

site which face the application site due to the separation distances.

In light of the above it is considered that the proposed development would not result in an adverse level of impact on neighbour amenity in accordance with Policy LP17 of the Peterborough Local Plan (2019).

d) Highway safety and parking provision

The Local Highway Authority raised no objection with the proposed development, the proposal provides for 15 off-street parking spaces which complies with the parking standards set out within Appendix C of the Peterborough Local Plan (2019). There is also sufficient on-site turning facilities to ensure vehicles entering the site and leave the site in a forward gear.

Concerns were raised with regards the access rights over the playing field road, however, sufficient information was provided by the Applicant as well as satellite imagery from 2005 which showed parking to the northern location with the only point of access via the playing fields road. It is also noted that land ownership is not a material consideration for planning applications and any planning permission does not override or impact any land ownership matters (i.e. easements, covenants etc). A condition will be secured to ensure that parking provision is provided prior to first commencement of use and retained for parking purposes thereafter.

Concerns were also raised by neighbours with regards road safety matters, it is noted that no objection from the LHA was received with regards any adverse highway impact from the proposal. Further, the proposal makes use of the existing accesses that were used by the public house, and in considering the proposed use Officers do not consider that the proposal would result in a significant intensification of the site in terms of highway impact.

An additional condition has been secured for a scheme relating to EV charging points in accordance with Policy LP13 to encourage sustainable travel methods.

In light of the above it is considered that the proposal would be in accordance with Policy LP13 of the Peterborough Local Plan (2019).

e) Trees and wildlife

The Tree Officer and Wildlife Officer objected to the scheme initially due to the landscaping species proposed which consisted of non-native species. A revised landscaping scheme was submitted which was acceptable to the Wildlife Officer and the Tree Officer, however, the Tree Officer required details in relation to species sizes and tree pit details. Therefore, subject to securing the required details by condition as well as securing the landscaping scheme and tree protection details by compliance conditions, the proposal would be acceptable and in accordance with Policies LP28 and LP29 of the Peterborough Local Plan (2019).

f) Drainage

The Council's Drainage team initially objected to the proposal, however, on submission of a drainage strategy the Drainage team raised no objection to the proposal.

In light of the above the proposal would be adequately drained and not increase the risk of flooding on or off site in accordance with Policy LP32 of the Peterborough Local Plan (2019).

g) Pollution control

The Council's Environmental Health and Pollution Control (EHOCC) team raised no objection to the proposal but raised some concerns with regards the internal arrangement of Plots 1-3 with the initial plans showing a bathroom and staircase located adjoining bedrooms in the next plot. However, this has been remedied and the internal arrangement are now appropriately handed. The EHOCC team did request that these details are secured by condition however, Officers consider securing the internal layout by a specific condition in this instance as being unduly onerous and would not be necessary.

Further, the EHOCC team addressed comments from the Police with regards lighting specifically in reference to bulkhead lights placed on walls due to increase in nuisance complaints from the general public. These comments as well as comments from the Police were put to the Applicant with appropriate measures taken to ensure that the proposed lighting scheme does not result in adverse harm on neighbour amenity but balanced with the security needs of the proposal.

h) Other

In addition to the above the Police also raised comments in relation to the location of gates and these were addressed in the revised scheme with an appropriate lighting scheme and gates located as close to the front elevations as possible.

Cambs Fire requested the provision of fire hydrants, a condition has been appended onto the decision notice as it is considered necessary and appropriate to ensure sufficient firefighting equipment is available for future occupier amenity.

The issues raised within the public consultation period not addressed above will be addressed below by topic area:

1. Work already started.

Officers received neighbour notification with potential work starting on site, however, with regards securing fencing, internal works to the Elm Tree Tavern etc, these works would not necessarily require planning permission in their own right. However, the Agent was advised that any works carried out before the grant of planning permission is carried out at the Applicant's own risk.

2. Building put to another use

Officers can only consider the application in front of them, and sufficient information has been provided to demonstrate that the principle of development is acceptable.

3. Historic parking use of the site

During the course of the planning application, Officers were advised that some neighbouring properties have used the application site as car parking under an agreement with previous landowners. This planning permission would not override any formal legal agreements in relation to parking arrangements. But if there is no formal legal agreement then the informal arrangement would not be a material consideration for the planning application.

4. Driver behaviours in the area

Comments mentioned speeding from vehicles along this part of Garton End Road. Any speeding or other illegal driver behaviour on the road would be a police matter.

5. Rental properties

Concerns were raised in relation to the poor maintenance of rental properties and the impact on the area, however, this is based on landlord/renter behaviours which would not be material planning considerations.

6. Bins on footpath

Bin stores have been included as part of the proposed development and any obstruction of the public highway would be an offence under the Highways Act 1980 and a matter for the Local Highway Authority.

7. Drainage issues

The Drainage Strategy was considered by the Drainage team and the scheme has been appropriately assessed to ensure that there is no increase in surface water drainage issues within the area.

8. Upkeep and Maintenance of the playing fields access

This would not be a material consideration for the planning application.

9. Trees and bushes cut down before applying for planning permission

This was noted during the application process; however, no permission would be required for the removal of the trees and bushes on site.

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 proposal is in accordance with Policies LP2, LP8, LP13, LP16, LP17, LP28, LP29, LP30 and LP32 of the Peterborough Local Plan (2019).

7 **Recommendation**

The case officer 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site and OS Location Plan (Drawing number 01H)
Proposed Site Plan - Drainage and Access (Drawing number 03H)
Proposed Elevations and External Views (Drawing number 04C)
Proposed Floor Plans and Section (Drawing number 02F)

Reason: For the sake of clarity.

- C 3 No development shall take place unless and until details of all external finishes 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.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019). This is a pre-commencement condition as the materials to be used must be known before any works take place to ensure no detriment to the appearance of the site.

- C 4 The dwellings hereby permitted shall be constructed to achieve the Optional Technical Housing Standard of 110 litres of water usage per person per day as described by Building Regulation G2 (2010 as amended).

Reason: To minimise the impact of the development upon the water environment, in accordance with Policy LP32 of the Peterborough Local Plan (2019).

- C 5 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with, in accordance with paragraphs 178 and 180 of the National Planning Policy Framework (2019) and Policy LP33 of the Peterborough Local Plan (2019).

- C 6 Prior to the first occupation of any of the dwellings hereby permitted, the landscaping of the development shall be carried out in accordance with drawing 'Proposed Site and OS Location Plan' (Drawing number 01H).

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interest of biodiversity and wildlife in accordance with Policies LP28 and LP29 of the Peterborough Local Plan (2019).

- C 7 Prior to the commencement of the development hereby permitted and notwithstanding the submitted details, the sizes for all planting stock shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall comply with and reference BS8545:2014.

The details shall be implemented in accordance with the approved scheme prior to the first commencement of the development hereby permitted.

Reason: In the interest of landscaping and biodiversity in accordance with Policies LP28 and LP29 of the Peterborough Local Plan (2019).

- C 8 Prior to the commencement of the development hereby permitted, full tree pit details (sections), with dimensions, must be submitted and approved in writing by the Local Planning Authority, showing all installation features, including means of watering, support, protection, together with all products to be used to protect the adjacent features above from damage, such as root barriers, root directors, deflectors, and 'RootSpace'.

The submitted details should also include a plan showing the extent of the above protection barrier/s, including the installation of barrier/s 2m beyond the mature crown spread of the trees in question, together with suitable and appropriate soil volumes required, in cubic meters, for the tree species being planted in each location, in order to sustain the species selected, and to comply with BS8545:2014 and Highways re s.38/s.278 expectations.

Reason: In the interest of landscaping and biodiversity in accordance with Policies LP28 and LP29 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the details to be approved are required to be carried out at the on-set of any groundworks/building works to ensure that the trees are protected.

- C 9 The measures and details as set out within the submitted Arboricultural Report ('BS5837:2012 -Trees in relation to design, demolition and construction. Arboricultural matters in relation to land at The Elm Tree Tavern, Peterborough' from East Midlands Tree Surveys Ltd dated 22nd December 2022) shall be implemented prior to the commencement of any works on site and retained until the completion of the development hereby permitted.

Reason: To protect the trees on site in accordance with Policy LP29 of the Peterborough Local Plan (2019).

- C10 All of the parking spaces as identified on drawing number 01H 'Proposed Site and OS Location Plan' shall be provided prior to the first occupation of any dwelling hereby permitted and shall thereafter only be used for parking purposes in connection with the development hereby permitted.

Reason: To ensure sufficient provision of parking in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C11 No development above DPC level shall take place until a scheme for electric vehicle charging points or a scheme providing the servicing to allow future installation of electric vehicle charging points has been submitted and agreed in writing with the Local Planning Authority. The approved scheme shall subsequently be implemented prior to the first occupation of any of the dwellings hereby approved.

Reason: In the interests of providing future proof parking facilities for users, in accordance with Policy LP13 of the Peterborough Local Plan 2019.

- C12 No development above slab level shall take place until provision has been made for fire hydrants in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Prior to the first occupation of any dwelling to be served by the scheme written confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been implemented in full and is certified as being ready for use.

Reason: In the interest of community safety and to ensure that adequate supplies are available for firefighting, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

Copies to Councillors - Councillor Muhammed Asif
- Councillor Arfan Khan
- Councillor Mohammed Sabir