

**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE  
MEETING  
HELD AT 1.30PM, ON TUESDAY, 23 JANUARY 2024  
COUNCIL CHAMBER, TOWN HALL, PETERBOROUGH**

*To be read in conjunction with the agenda and supplementary agenda for the meeting.*

[\(Public Pack\)Agenda Document for Planning and Environmental Protection Committee, 23/01/2024 13:30 \(peterborough.gov.uk\)](#)

[\(Public Pack\)Supplementary Agenda Supplement for Planning and Environmental Protection Committee, 23/01/2024 13:30 \(peterborough.gov.uk\)](#)

*Should you wish to listen to the debate had, please visit Peterborough City Council YouTube Channel at*  
[Planning and Environmental Protection Committee - Tuesday 23rd January, 2024 1.30 pm \(youtube.com\)](#)

**Committee Members Present:** Iqbal (Chairman), Jamil (Vice Chairman), A Bond, Fitzgerald, Harper, Hogg, Hussain, Jones, Rush, Sharp, and Warren.

**Officers Present:** Sylvia Bland, Development Management Group Lead  
Phil Moore, Development Management Team Leader  
Asif Ali, Senior Development Management Officer  
James Croucher, Principal Planning Officer  
Colin Sweeney, Interim Senior Democratic Services Officer  
Karen Dunleavy, Democratic Services Officer  
Adesuwa Omoregie, Interim Director of Legal and Governance and Monitoring Officer  
Chris Gordon, Planning Solicitor  
Sarah Hann, Principal Engineer (Highway Control)

**Speakers in Attendance:** **22/01510/FUL - TRANCHE TC2 LONDON ROAD PETERBOROUGH**  
Ward Councillor Wiggin, Jodie Aston – Clerk to Hampton Parish Council  
Objector Tony Edwards  
Agent/Supporter Matt Sladen and Sophie Dury

**23/00251/FUL - EXHIBITION HALL EAST OF ENGLAND SHOWGROUND OUNDLE ROAD ALWALTON**  
Agent/Supporters Nick Harding, Ashley Butterfield, Pamela Newbold, Mark Sitch.

**35. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Fitzgerald, with Councillor Casey substituting and Councillor Hussain, with Councillor Jackie Allen substituting.

### 36. DECLARATIONS OF INTEREST

Councillor Sharp declared an interest in respect of Planning Application 22/01510/FUL - Tranche TC2 London Road, Peterborough.

### 37. MEMBERS' DECLARATION OF INTENTION TO MAKE REPRESENTATIONS AS WARD COUNCILLOR

Councillor Sharp declared an interest in respect of Planning Application 22/01510/FUL - Tranche TC2 London Road, Peterborough.

### 38. PLANNING AND ENFORCEMENT MATTERS

#### 38.1 22/01510/FUL - TRANCHE TC2 LONDON ROAD PETERBOROUGH

A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (7 For, 2 Against and 1 Abstention (Councillor Sharp took no part in the voting thereon)) to **GRANT** the planning permission subject to relevant conditions delegated to officers and on the published update sheet.

#### REASONS FOR DECISION

Subject to the imposition of the attached conditions, the proposal was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The principle of mixed-use commercial redevelopment on this brownfield site within a defined Urban Extension was acceptable and accordance with Policies LP2 and LP5 of the Adopted Peterborough Local Plan (2019)
- The applicant had satisfactorily demonstrated that the proposed retail foodstore would not cause any material harm to vitality or viability of any defined centre, and that no sequentially-preferable alternative location was available, in accordance with Policy LP12 of the Adopted Peterborough Local Plan (2019)
- The traffic impacts of the development were capable of mitigation. and the development was therefore, considered to comply with policy LP13 of the Adopted Peterborough Local Plan (2019)
- The visual impact of the proposed development is acceptable, in accordance with Policies LP16 and LP18 of the Adopted Peterborough Local Plan (2019)
- The development would not have any unacceptable ecological impacts. Compensatory habitat improvements would be provided offsite. The development therefore accorded with Policies LP28 and LP29 of the Adopted Peterborough Local Plan (2019)
- The site could be adequately drained in accordance with Policy LP32 of the Adopted Peterborough Local Plan (2019)
- The applicant had satisfactorily demonstrated that acceptable living conditions could be provided for existing nearby residential occupiers, in accordance with Policy LP17 of the Adopted Peterborough Local Plan (2019)

#### 38.2 23/00251/FUL - EXHIBITION HALL EAST OF ENGLAND SHOWGROUND OUNDLE ROAD ALWALTON

#### RESOLVED:

A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (11 For, 0 Against and 0 Abstention) to **GRANT** the planning permission subject to relevant conditions delegated to officers, together with the updated condition.

## **REASONS FOR DECISION**

Subject to the imposition of the attached conditions, the proposal was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan.

Officers considered that the neighbour amenity concerns which were raised during the October Committee had been adequately addressed via the omission of the Dunblane Drive access.

Appropriate transport information was provided, which demonstrated that access via Gate 5 off Joseph Odam Way was acceptable subject to conditions controlling the operating hours as well as the number of movements from Articulated HGVs in accordance with Policy LP17 and LP13 of the Peterborough Local Plan (2019).

Finally, the proposal would be in accordance with Policies LP2, LP13, LP16, LP17, LP19, LP28, LP29 and LP32 of the Peterborough Local Plan (2019).

CHAIR

Start: 13.30; End 15:31

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