

PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE

19 MARCH 2024 AT 1:30PM

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

# UPDATE REPORT AND 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 (collectively) 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 shall not exceed five minutes, unless the Committee decides 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 objectors, applicants, agents or supporters (collectively) shall not exceed five minutes, or such period as the Chairman may allow with the consent of the Committee.**

**LIST OF PERSONS REGISTERED TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
5.1	23/00118/OUT - Land to the South of West Street, Helpston	Helpston Parish Council  Sydney Smith (Clerk to Helpston Parish Council), Cllr. Joseph Dobson (Chairman, Helpston Parish Council) Cllr. Arthur Cross (member, Helpston Parish Council)  Sarah Franks Laura Currie  Isabella Ingram	3 Parish Councillors         Objectors x 2   Supporter/Agent
5.2	23/01659/FUL - 10 The Crescent, Orton Longueville	Cllrs Casey and Skibsted   Camilla Burgess/Justin Bainton	Ward Councillor   Agent
5.3	24/00114/HHFUL - 33 Chisenhale, Orton Waterville	None	None
5.4	23/01634/FUL - 68 Canterbury Road, Werrington	Chris Bond Ian Knell  Mike Lane	Objectors x 2   Supporter

## BRIEFING UPDATE

**P & EP Committee 19 March 2024**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	23/00118/OUT	<b>Land To The South Of West Street Helpston Peterborough,</b> Erection of up to 20 no. dwellinghouses with access secured and all other matters reserved

### **Further Representations**

A number of representations were received following the publication of the Final Committee Report (FCR), all objecting to the proposal. No new issues further to those outlined in the FCR were raised.

### **Consultees**

With reference to para. 5.58, no response has been received from PCC Education in relation to an updated catchment forecast.

With reference to para 5.64, PCC Active Lifestyles advised that the required financial contribution toward Playing Pitches/Outdoor Sports has not yet been confirmed.

### **Conditions**

The FCR contained a list of the description of recommended conditions to be attached. The recommendation remains to approve subject to the conditions listed in full below as well as the Section 106 Heads of Terms set out in the FCR:

C1: Approval of the details of the matters of appearance, layout, scale and landscaping (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

C2: Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, landscaping, layout and scale, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

C3: Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

C4: The development hereby permitted shall be begun before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

C5: The development hereby permitted shall be carried out in accordance with the approved plans listed below (received 31.01.2024 unless stated):

- Location Plan, drawing ref: A-P10-002 (received 03.02.2023)
- Access Arrangements and Visibility Splays, drawing ref: 22-121-SK05 Rev C
- Potential Locations for New Bus Stops, drawing ref: 22-121-SK04 Rev D
- Swept Path of Refuse Truck, drawing ref: 22-121-TR01 Rev E
- Swept Path of Van, drawing ref: 22-121-TR02 Rev F
- Swept Path of Standard Tanker accessing pumping station, drawing ref: 22-121-TR06 Rev B
- Swept Path of Fire Tender, drawing ref: ref. 22-121-TR03 Rev E
- Swept Path of Estate Car, drawing ref. 22-121-TR04 Rev E

Reason: For the avoidance of doubt and to ensure the development accords with the reasoning and justification for granting permission.

C6: Prior to, or concurrently with the submission of the first reserved matters applications for the site, a statement outlining how the proposal accords with the Design and Access Statement submitted in support of the application for Outline Planning Permission shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality design, in accordance with policy LP16 of the Peterborough Local Plan.

C7: Prior to, or concurrently with the submission of a reserved matters application for either Layout or Landscaping, full details of the design response in relation to the landscaping buffer along the western edge of the site and a timetable for the delivery of the landscape buffer shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate landscaping buffer between the site and the countryside beyond, in accordance with policy LP16 of the Peterborough Local Plan.

C8: Any reserved matters application for Landscaping shall include full details of:

- Proposed finished ground and building slab levels
- Planting plans including species, numbers, size and density of planting
- An implementation programme

Reason: To ensure an appropriate landscaping scheme, in accordance with policy LP16 of the Peterborough Local Plan.

C9: Prior to, or as part of, the submission of the first reserved matters application, a detailed Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall set out the proposals for managing landscape and ecological features, and shall thereafter be adhered to as approved. Each reserved matters application shall be accompanied by a statement indicating compliance with the approved LEMP or, in the event compliance is not achievable, set out the measures proposed to manage the landscape and ecological features.

Reason: To ensure the landscape and ecological measures necessary to make the development acceptable are maintained in the long term, in accordance with policies LP28 of the Peterborough Local

Plan (2019).

C10: Prior to, or concurrently with the submission of a reserved matters application for either Layout or Landscaping, a plan which details appropriate connectivity links, a cohesive landscaping arrangement and a sympathetic interface with the adjacent parcel of land which comprises the remaining element of site LP41.5 shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development meets with the requirements of Policies LP16 and Policy LP42 of the Peterborough Local Plan (2019).

C11: As part of each reserved matters application for the matter of layout, vehicle tracking details and swept paths analyses shall be submitted to and approved in writing by the local planning authority demonstrating access is achievable for waste vehicles. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development can support appropriate waste infrastructure in accordance with policy LP16 of the Peterborough Local Plan (2019).

C12: The plans and particulars to be submitted under condition 1 shall include a scheme for the hard and soft landscaping of the site. The scheme shall include details of the following:

- Proposed finished ground and building slab levels;
- Hard landscaping finishes (including the surfacing of the access road);
- Planting plans including retained trees, species, numbers, size and density of planting, native species should be proposed;
- Details of all boundary treatments; and
- Details of management/maintenance

The approved hard landscaping scheme shall be carried out prior to the occupation of any dwelling and retained and maintained in accordance with the approved details thereafter.

The soft landscaping shall be carried out within the first available planting season following first occupation of the development, or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear garden to the dwelling) 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 interests of visual amenity of the area, future occupier and neighbour amenity, and then enhancement of biodiversity in accordance with Policies LP16 and LP28 of the Peterborough Local Plan (2019).

C13: No development shall commence until an archaeological mitigation strategy, including a Written Scheme of Investigation (WSI), has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, for land that is included within the WSI, the development shall not take place except in complete accordance with the approved WSI. The approved WSI shall be implemented in full.

The WSI shall detail the programme of archaeological work and include the statement of significance, research objectives, the programme and methodology of site investigation and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works, with timetables and

any phasing of work. It will also detail the programme for post-investigation assessment and subsequent analysis, publication and dissemination, and deposition of archival materials.

This condition may be discharged in stages but shall not be fully discharged until the entire mitigation strategy set out in the WSI has been fulfilled to the satisfaction of the LPA. The typical stages for discharge are as follows:

1. Submission and approval of the WSI
2. Completion of the agreed fieldwork and post investigation assessment, as applicable
3. Reporting/publication
4. Archiving

Should significant remains be encountered in the course of the fieldwork, the LPA shall be informed, and the applicant shall ensure that any such exposed remains are undisturbed until their significance can be determined and consideration of their reburial/retention in situ or other mitigation is addressed.

Reason: To mitigate the impact of the scheme on the historic environment, and to ensure investigation, recording, reporting and presentation of archaeological heritage assets affected by their scheme, in accordance with Policy LP19 of the Peterborough Local Plan (2019) and Chapter 16 of the National Planning Policy Framework (2023). This is a pre-commencement condition as the WSI must be submitted and approved before any demolition/development/change of land use or other work takes place.

C14: No development shall take place until details of works, including implementation timeframes to:

- provide the bus stops (including shelters, raised kerbs, signage and road markings) in accordance with the principles shown on drawing 22-121-SK04 D
- provide appropriate tactile paving at all pedestrian dropped kerbs between the site and the bus stops.
- amend the traffic calming scheme on B1443 (West Street) in accordance with the details shown on drawings 22-121-SK04 D and 22-121-SK05 C

have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied/brought into use until all of the works have been completed in accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the off-site highway works are required to make the development acceptable and in addition to planning approval will require permission from the Highway Authority under the Highways Act.

C15: No development shall take place until a Construction Environmental Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority detailing the mitigation measures to be used for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The measures within the CEMP shall be implemented within the first phase of the development commencing and thereafter be retained until completion of the development.

Reason: To protect the amenity of neighbouring residential properties during the course of the development in accordance with policy LP14 of Huntingdonshire's Local Plan to 2036. This is a pre-commencement condition as the CEMP needs to be in place before works start on site.

C16: No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include but not be limited to the following:-

- a) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of the system, together with hard surfacing laid between the apparatus and public

highway in either concrete or tarmacadam, to be maintained free of mud, slurry and any other form of debris whilst in use. A contingency plan including if necessary the temporary cessation of all construction operations to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason.

- b) Haul routes to the site
- c) Hours of delivery
- d) Banksman to ensure that vehicles can access the site upon arrival to ensure that there is no queuing on the public highway
- e) Details of site compounds, storage area and contractor and visitor parking
- f) Details of any temporary lighting which must not directly light the public highway.

The development shall thereafter be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety in accordance with Policy LP17 of the Peterborough Local Plan 2019. This is a pre-commencement condition as the CTMP needs to be in place before works start on site.

C17: No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecology/biodiversity in accordance with Policy LP17 of the Peterborough Local Plan 2019. This is a pre-commencement condition as the CEMP (Biodiversity) needs to be in place before works start on site.

C18: No development shall take place until an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.



- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the development provides appropriate mitigation ecological mitigation, in accordance with policy LP28 of the Peterborough Local Plan (2019). This is a pre-commencement condition as the EDS needs to be in place before works start on site.

C19: No development shall take place until a full and detailed Arboricultural Impact Assessment (AIA), including an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in relation to any hedges, and tree/s on or adjacent to the site within 15m of the proposed development, to comply with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations" has been submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the AIA.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the protective fencing must be in place and adequate prior to development commencing to ensure the trees are protected.

C20: No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling. The scheme shall be based upon the principles within the submitted Drainage Strategy (MTC Engineering ref. 3027-DS-Jan2023) and shall also include:

- i) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 300 and 1% AEP (1 in 100) storm events;
- ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including and allowance for urban creep, together with an assessment of system performance;
- iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- iv) Full details of the proposed attenuation and flow control measures;
- v) Temporary storage facilities if the development is to be phase;
- vi) A timetable for implementation if the development is to be phased;
- vii) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- viii) Measures taken to prevent pollution of the received surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the National

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policy LP32 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the arrangements for surface water drainage must be established before works start on site.

C21: No development shall take place until a detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to the Local Planning Authority. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) any other steps to ensure the minimisation of waste during construction;
- e) the location and timing of provision of facilities pursuant to criteria a, b, c and d above;
- f) proposed monitoring and timing of submission of monitoring reports;
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
- h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;
- i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.

The DWMMP shall be implemented in accordance with the approved details.

Reason: In the interests of maximising reuse and recycling opportunities in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011. This is a pre-commencement condition because the DWMMP needs to be in place before works start on site.

C22: No development shall take place until an assessment of the potential for noise disturbance from the sewage pumping station and a scheme for protecting the proposed noise sensitive development has been submitted to and approved by the Local Planning Authority. All works which from part of the scheme shall be completed prior to the first occupation of any unit identified in the submitted assessment as being potentially impacted by noise from the sewage pumping station and retained thereafter.

Reason: In the interests of residential amenity in accordance with Policy LP17 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the noise assessment must be completed before works start on site.

C23: No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include:

- (1) a survey of the extent, scale and nature of contamination;

- (2) an assessment of the potential risks to: · human health, · property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, · adjoining land, · groundwaters and surface waters, · ecological systems, · archaeological sites and ancient monuments;

#### Submission of Remediation Scheme

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.

#### Implementation of Approved Remediation Scheme

The remediation scheme shall be implemented in accordance with the approved timetable of works. Within three 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.

#### Reporting of Unexpected Contamination

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 immediately 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 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.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Within three months 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.

Reason: To ensure all contamination within the site is dealt with in accordance with Policy LP33 of the Peterborough Local Plan (2019). This is a pre-commencement condition because any potentially contaminated land must be assessed before works start on site.

C24: No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved foul water strategy.

Reason: To prevent environmental and amenity problems arising from flooding of foul water, in accordance with policy LP32 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the arrangements for foul water drainage must be established before works start on site.

C25: No development shall take place until a counter signed Impact Assessment and Conservation Payment Certificate from Natural England for the District Level License request has been submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt that the DLL system is appropriate to account for the potential negative impacts of the proposal on Great Crested Newts in accordance with Policy LP 28 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the arrangements for the DLL system must be established before works start on site.

C26: Prior to the first occupation of the development hereby approved, the vehicular access shall be laid out and completed in accordance with drawing 22-121-SK05 C and retained in perpetuity.

Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C27: The visibility splays at either side of the junction of the new access road with the public highway shall be provided in accordance with drawing number 22-121-SK05 C prior to first use of the new access. The visibility splays shall thereafter be retained and kept permanently clear of all obstacles above 600mm in height.

Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C28: Prior to the first occupation of any dwelling hereby permitted fire hydrants shall be provided within the site in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for fire safety and emergency responders for the lifetime of the development.

C29: The development hereby permitted shall be carried out in accordance with the recommendations set out in the submitted Ecological Appraisal (FPCR - Rev E - received 07.12.2023).

Reason: To ensure the development does not adversely impact ecology in accordance with policy LP28 of the Peterborough Local Plan (2019).

C30: The development hereby permitted shall achieve a net gain in biodiversity meeting or exceeding the net gain in biodiversity units identified in the submitted calculations within the submitted Ecological Appraisal (FPCR - Rev E - received 07.12.2023). Each reserved matters application submitted pursuant to this permission shall demonstrate how it has contributed towards the overall net gain requirements.

Reason: To ensure the development achieves a net gain in biodiversity units in accordance with policy LP28 of the Peterborough Local Plan (2019).

C31: Details for the long-term maintenance arrangements for the surface water drainage system (including all SUDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SUDS components, control structures, flow routes and outfalls. In addition, the details must clarify the access arrangements for each surface water management component for maintenance purposes. The surface water drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with policy LP32 of the Peterborough Local Plan (2019).

C32: The plans and particulars to be submitted under condition C1 above shall include a statement which details how the scheme has incorporated sustainable materials, the use of renewable or low carbon energy and reused existing resources.

Reason: For the avoidance of doubt and to ensure that the development meets with the requirements of Policy LP31 of the Peterborough Local Plan (2019).

C33: The plans and particulars to be submitted under condition C1 above shall demonstrate that all residential units meet with Building Regulations Part M4(2).

Reason: For the avoidance of doubt and to ensure that the development meets with the requirements of Policy LP8 of the Peterborough Local Plan (2019).

C34: The plans and particulars to be submitted under Condition 1 above shall include a cycle parking layout to serve the development. The cycle parking shall be provided in accordance with the approved details prior to first occupation of the accommodation/unit to which it relates. It shall thereafter be retained solely for the parking of cycles in connection with the residential units hereby permitted in perpetuity.

Reason: To ensure the development is provided with satisfactory cycle parking and to encourage more sustainable methods of travel to/from the site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C35: The plans and particulars to be submitted under condition C1 above shall include a scheme for the storage and collection of refuse to serve the residential units. The approved scheme shall be implemented in full prior to first occupation of the unit to which it relates and thereafter retained and maintained as such in perpetuity.

Reason: To ensure that refuse from the development is adequately stored and collected in the interests of residential amenity and highway safety, in accordance with Policies LP13 and LP17 of the Peterborough Local Plan (2019).

C36: The development hereby permitted shall be constructed to ensure that each residential unit achieves water usage of no more than 110 litres per person per day.

Reason: In order to reduce the impact of the development upon the water environment, in accordance with Policy LP32 of the Peterborough Local Plan (2019).

C37: The number of dwellings authorised by the development hereby permitted shall not exceed 20.

Reason: To ensure the number of dwellings does not exceed the maximum amount assessed as being achievable by the site, as assessed within the application.

2 .	23/01659/FUL	<b>10 The Crescent Orton Longueville Peterborough PE2 7DT,</b> Demolition of existing buildings, construction of 4 affordable dwellings including car parking, infrastructure and landscaping
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Cllr Casey has asked for the following photograph to be added to the update report which shows parking at the site.



3 .	24/00114/HHFUL	<b>33 Chisenhale Orton Waterville Peterborough PE2 5FP,</b> Proposed front staircase extension and rear first floor bedroom extension.
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No Further Comments

4 .	23/01634/FUL	<b>68 Canterbury Road Werrington Peterborough PE4 6PA,</b> Change of use from an existing shop (A1) into a micro pub (Sui Generis)
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When the committee report was published, there was 47 letters of objections and 44 letters of support received. Since the committee report was published, an additional 23 letters of objections and 31 letters of support have been received. This brings the total number of 70 objections and 75 support.

With regards to the letters of objections, majority of objections reiterated the same planning reasons as stated on the officers report which have already been addressed. Comments in addition to this addressed below:

- **Noise from customers congregating outside the unit at closing time and anti social behaviour**

Planning can only address land use. It cannot control the behaviour of people, however, there are controls associated with licencing and the police that could address this.

- **The owner has already obstructed surrounding buildings access and inappropriate behaviour has been witnessed.**

This is a civil matter and not a planning material matter

- **Lack of parking for the proposed micropub**

As explained in the officers report, the proposed change of use is not expected to lead to an increase in parking demand or lead to an intensification compared to the existing use class. Although there is no designated parking within the applicant's control, it is considered that the change of use would not lead to a severe or unacceptable highway impact.

- **The applicant is applying for a licence beyond the conditioned opening hours**

This is beyond the scope of planning. Licencing has separate regulations and legislations.

- **Concerns of access, intimidation and security for users of the garages associated with the intended smoking area**
- **Rear access is required for Hotspur Frames for use as well as deliveries**
- **The flats above have not been taken into consideration for this smoking area**

The proposed smoking area does not require planning consent. This is a civil matter outside of the planning process. There is no parking being proposed in the service yard.

- **Approval of a micropub in this location reduces both desirability and values of residential properties.**

House values are not a planning material consideration and therefore cannot form part of the assessment in the decision making process.

- **If popular the venue will no doubt eventually be asking for permission to play live or loud music late in the evenings and being allowed to open later.**

If this was to be requested in the future, it would have to be reviewed on a separate application, not this current application.

- **No provision for people with disabilities and no reference to health and safety and fire escapes**

These are covered by Building Regulations which is a separate process to Planning.

- **This is a family residential area**

The area is mixed use commercial and residential. It is located within the Werrington Local Centre. There is already an established nighttime economy within this local centre.

- **Opening hours should be restricted to allow residents to comment if they choose to extend their opening hours.**

The opening hours proposed reflect existing opening hours within the Werrington Local Centre. It would be unreasonable and unjustifiable to restrict the opening hours below existing trading hours of the Local Centre.

- **Decision APP/W4705/W/22/3308920 for which a micro pub in close proximity to dwellings was dismissed at appeal.**

Each application is assessed on its own merits as the context of every site is different. 68 Canterbury Road is located in a purpose built commercial unit within a residential area. It is also located in a recognised Local Centre as per the Peterborough Local Plan. The context of this application is different to the referenced appeal site.

Although comments of support were not included in the initial report, in the interest of balance, here are some of the comments of support received:

- **I support the planning application for a micropub. As the chair of Peterborough & District CAMRA (campaign for real ale), I endorse all the benefits to the local community this will provide. A new community hub which will offer both hospitality and the growth of a sense of belonging. A safe space for all along with an avenue for providing charitable events and community based support. Our CAMRA branch consists of over 2125 members from across the city. This opportunity to share and provide a responsible establishment can only improve the provision and service in and around Werrington.**
- **Micropubs provide a peaceful haven where those of a mature disposition can go to enjoy a couple of pints of real ale whilst reading a newspaper or having a quiet chat with friends. They are an alternative to traditional public houses and offer a valuable lifeline for those who might be intimidated by the noise and rowdiness that is often associated with larger venues. This change of use will benefit the local area. You only have to pop in to existing micropubs, such as the Bumble and the Frothblowers, to see that the fears, expressed by those objecting, are unfounded.**
- **I fully hope that this application is approved. The former Ploughman was home to a very tight knit community who supported each other through thick and thin and looked out for each other. This included many elderly people who live alone who knew they always had somewhere warm to go and could always bump into a friendly face for a chat. The loss of the facility in Werrington Centre has led to the fragmentation of this community with people unsure where to go to meet their former friends.**
- **Pubs nationally are closing at an alarming rate. Large pubs are time and again being shown to be an unsustainable business model. Small pubs work, and for the future vibrancy of Werrington proposals such as, this which will be a sustainable community asset should be encouraged in every way.**
- **Welcome another great choice of establishment into the lovely village**
- **The proposed Micropub would be a huge benefit to the local community**
- **Micropubs have proved a great success and have a positive impact to their areas and community**
- **New business would bring life to the area and support other businesses too. Supporting small businesses is important, especially in the craft beer industry**
- **Fabulous addition to the village. Exciting to see new businesses bringing a fresh and unique offering to our community**
- **Really excited to hear about the new micropub in our village!**
- **The concerns are minor compared to the amazing atmosphere and community spirit you will bring.**

- **These establishments provide a good social base for local communities for socialising, inclusivity and meetings for local events. It is better for an establishment to be in use than boarded up, not in use therefore giving a run down appearance to an area whereby creating anti social behaviour.**
- **Car parking is not an issue as Werrington is served by local transport and a micro pub mainly attracts sensible local drinkers within walking distance of the establishment. License holders livelihoods depends on keeping good order and unsociable behaviour relating to alcohol normally relate to unregulated drinking, i.e. drinking shop bought alcohol.**
- **A micro pub would be a fantastic asset to the Werrington village area which is one of the best social areas in Peterborough.**
- **Mr Simmonds and Ms Posnett ran a fantastic community asset when they managed the ploughman, raising lots of money for local charities. They run a tight ship and this will be a successful use of a currently empty unit. I fully support this enterprise.**
- **This new micropub will be a welcome addition to this part of the village, generally attracting a more mature, ale-drinking clientele than the nearby large pubs.**
- **If the Frothblower's example is anything to go by, local buses, walking and cycling will be the main method of getting there.**
- **The community feel , the fundraising and the weekly meat raffle was a massive hit and I hope they can recreate this again.**
- **I look forward to the opening of this new micro pub. Where we can get a good range of British real ale. And socialise with friends it will definitely benefit local people. A much needed asset to our community.**
- **It would be great to enrich the variety and quality of Werrington pubs after the sad loss of the Ploughman.**

In addition to the public comments, on the 13th March 2024, the applicant has also submitted further information regarding the cooling units to be installed, a statement regarding the garages and access and also a response to LHA comments. As there is not enough time on this application for another consultation with Pollution Control and the Local Highways Authority, Officer has advised applicant to wait for outcome of committee decision and if the proposal is approved, they can submit a discharge of conditions application.

Also, just to clear up any confusion, where the applicant refers to "The Butchers Arms" in their documentation, this is the name of the proposed Micropub. They are not referring to the unit's previous use.

To ensure further clarity, the following can be added as an informative to the decision notice:

- Installation for a smoking shelter would require planning permission to be submitted by a separate planning application
- Any changes which relates to the covenant of the land is a civil matter outside of planning considerations.