

**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE  
MEETING  
HELD AT 1.30PM, ON TUESDAY, 15 OCTOBER 2024  
THE ENGINE SHED, SAND MARTIN HOUSE, PETERBOROUGH**

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

[Agenda for Planning and Environmental Protection Committee, 15/10/2024 \(peterborough.gov.uk\)](https://www.peterborough.gov.uk)

[Supplementary Agenda for Planning and Environmental Protection Committee, 15/10/2024  
\(peterborough.gov.uk\)](https://www.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 15 October 2024 at 1.30pm  
\(youtube.com\)](https://www.youtube.com)

**Committee Members Present:** Harper (Chair), Mahmood (Vice-Chair), Antunes, A Bond, Fitzgerald, McNally, Rangzeb, Rush, Skibsted, Warren

**Officers Present:** Phil Moore, Development Management Team Manager for Majors  
Lee Walsh, Development Management Team Manager for Minors  
Asif Ali, Principal Development Management Officer  
Stephen Chesney-Beales, Tree Officer  
Matt Makin, Senior Democratic Services Officer  
Karen Dunleavy, Democratic Services Officer  
Chris Gordon, Planning Solicitor  
Joanna Turnham, Solicitor  
Sarah Hann, Principal Engineer (Highway Control)  
Ross Percy-Jones, Principal Transport Planner

**Speakers in Attendance:** **ITEM 5.1 – 23/00400/OUT – EAST OF ENGLAND SHOWGROUND,  
OUNDLE ROAD, ALWALTON, PETERBOROUGH, PE2 6XE**

Councillor Nicola Day – Ward Councillor  
Councillor Kirsty Knight – Ward Councillor  
Councillor Julie Stevenson – Ward Councillor  
Mike Fowler – Objector  
Steve Cawley – Objector  
Brian Connolly – Objector  
Mick Bratley – Objector  
Ashley Butterfield – Applicant’s Representative  
Dilraj Kaur – Supporter  
David Poulton – Supporter

**ITEM 5.2 – 23/00412/OUT – EAST OF ENGLAND SHOWGROUND,  
OUNDLE ROAD, ALWALTON, PETERBOROUGH, PE2 6XE**

Councillor Nicola Day – Ward Councillor  
Councillor Kirsty Knight – Ward Councillor  
Councillor Julie Stevenson – Ward Councillor  
Mike Fowler – Objector  
Brian Connolly – Objector  
Mick Bratley – Objector  
Ashley Butterfield – Applicant’s Representative  
Dilraj Kaur – Supporter  
Fiona Radic – Supporter

**ITEM 5.3 – CONFIRMATION OF TREE PRESERVATION ORDER  
24/00002/TPO – LAND REAR OF 20 GUNTHORPE ROAD,  
PETERBOROUGH, PE4 7TG**

Nick Sandford – Supporter  
Fabienne Loveder – Supporter

**ITEM 5.5 – 24/01009/WCPP – CAUSEWAY LODGE, THE  
CAUSEWAY, THORNEY, PETERBOROUGH, PE6 6QH**

Councillor Steve Allen – Ward Councillor  
Councillor Mark Ormston – Ward Councillor

**17. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor N Iqbal.

**18. DECLARATIONS OF INTEREST**

Councillor Fitzgerald declared that when Leader of the Council, he had been involved in the development of the applications being considered at 5.1 and 5.2 of the agenda as a liaison between the Council and the applicant; he advised that he had not endorsed the applications at any time and remained of an open mind in respect of their determination.

Councillor Harper noted that all members of the Committee had been sent an email by Sam Carling MP prior to the meeting, lobbying on the applications being considered at 5.1 and 5.2 of the agenda. Councillor Harper added that he had also received an email immediately prior to the meeting containing questions in relation to those same applications but had not opened the email and read its contents.

**19. MEMBERS’ DECLARATION OF INTENTION TO MAKE REPRESENTATIONS AS  
WARD COUNCILLOR**

No declarations were made.

**20. MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2024**

The Committee **RESOLVED** that the minutes of the meeting held on 3 September 2024 be approved as a correct record and signed by the Chairman.

## 21. PLANNING AND ENFORCEMENT MATTERS

### 21.1 23/00400/OUT – EAST OF ENGLAND SHOWGROUND, OUNDLE ROAD, ALWALTON, PETERBOROUGH, PE2 6XE

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (For 8, Against 2) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

#### REASONS FOR DECISION

Subject to the imposition of the conditions, completion of a section 106 agreement, and submission of acceptable highways mitigation details within 6 months, the proposal was considered acceptable for the following reasons:

All of the environmental effects identified in the Environmental Statement had been found to be within acceptable limits or capable of satisfactory mitigation (to be secured by conditions or Section 106 obligations).

The Council could not demonstrate a five-year supply of deliverable housing sites. Accordingly, in this instance the 'tilted balance' was engaged and Paragraph 11 of the NPPF states that "permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when considered against the policies in the Framework taken as a whole".

In this instance the provision of 255 units of Affordable Housing was considered a significant benefit, along with the provision of market housing, community facilities, and the potential for a unique leisure offering which can be tailored to reach the requirements of the Council's Culture and Leisure team. Further, the care village offering had the potential to address the demands of a particular demographic, within a setting that has the capacity to incorporate green spaces with substantial biodiversity value. On balance, the potential detrimental impacts upon the highway network could be cost effectively mitigated to an acceptable degree.

Whilst the proposed development conflicted with policies LP30, LP36 and paragraph 103 of the NPPF, it did accord with all other relevant Local Plan policies. This conflict with policy was considered to be outweighed by other material considerations, including the application of the NPPF "Tilted Balance" which concludes that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits.

### 21.2 23/00412/OUT – EAST OF ENGLAND SHOWGROUND, OUNDLE ROAD, ALWALTON, PETERBOROUGH, PE2 6XE

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSE** the application. The Committee **RESOLVED** (For 6, Against 3, Abstention 1) to **REFUSE** the planning permission for the reasons set out below.

#### REASONS FOR DECISION

By virtue of the loss of the showground and speedway track, together with a quantum of dwellings which cumulatively would significantly exceed the allocated 650 dwellings on the showground site, the proposed development was contrary to Policies LP30 and LP36 and para 103 of the NPPF, and there were no other material considerations, including the

NPPF “tilted balance” that carried such weight as to outweigh the conflict with the Development Plan.

21.3 **CONFIRMATION OF TREE PRESERVATION ORDER 24/00002/TPO – LAND REAR OF 20 GUNTHORPE ROAD, PETERBOROUGH, PE4 7TG**

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **CONFIRM** the Tree Preservation Order. The Committee **RESOLVED** (unanimously) to **CONFIRM** the Tree Preservation Order subject to the modifications set out in the report.

**REASONS FOR DECISION**

The trees subject of the Tree Preservation Order, as shown on the modified plan in Appendix 2 to the report, were considered to contribute to the public visual amenity value of the immediate and wider area. The trees had been assessed and were considered to be worthy of a Tree Preservation Order.

21.4 **24/01062/HHFUL – 1 SILVESTER ROAD, CASTOR, PETERBOROUGH, PE5 7BA**

The Chair advised that at the request of the referring party, Castor Parish Council, this application had been **WITHDRAWN** from the agenda and would not be determined at the meeting.

21.5 **24/01009/WCPP – CAUSEWAY LODGE, THE CAUSEWAY, THORNEY, PETERBOROUGH, PE6 6QH**

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (unanimously) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

**REASONS FOR DECISION**

Subject to the imposition of the conditions, the proposal was acceptable for the following reasons:

The principle of development was considered to be acceptable and the extension to the temporary consent outlined under C1 of planning permission 21/00326/FUL would not be contrary to the Peterborough Local Plan (2019).

CHAIRMAN  
7.46pm