

Telephone: 01733 453425  
Facsimile: 01733 890348  
E-mail: [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)  
Please ask for: Mr R Tracey  
Mr M Roberts  
Our Ref: 07/01488/FUL

Environmental Services  
Bridge House  
Town Bridge  
Peterborough  
PE1 1HB  
DX 12310 Peterborough 1  
Telephone: 01733 747474

26 February 2008

Dear Sir/Madam

**Planning Application (Full)**

**Change of use from nursery to retail unit**

**at Teddies Day Nursery Park Farm Crescent Park Farm Peterborough**

I am writing to let you know the outcome of the above application.

After giving careful consideration to all consultations and representations received, the provisions of the Development Plan and Government advice, the Council has given permission for this application as follows:

**Permission is granted subject to the following conditions and reasons:**

- 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 the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- C 2 No delivery vehicles shall access the site other than between the hours of 9.30am to 12pm on a daily basis. During this time period the vehicles of the staff and customers shall not be permitted to park upon the 8 most easterly parking spaces. This area of the car park shall be divided off from the other car parking spaces in accordance with details to be submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the movements of the delivery vehicles would not conflict with the opening times of the adjoining primary school and to ensure that the delivery vehicles can enter and leave the site in a forward gear in the interests of the safety of the school children and in interests of highway safety in accordance with policy T1 of the Peterborough Local Plan (First Replacement)
- C 3 Notwithstanding the submitted details there shall be no customer access, staff access or access for the unloading of delivery vehicles, within the western elevation of the building (facing the Primary School).  
Reason To discourage the parking of vehicles within Park Farm Crescent in the interests of highway safety in accordance with policy T1 of the Peterborough Local Plan (First Replacement)

- C 4 The existing car parking area, immediately to the south of the building, shall be kept available for the use of the staff and customers of the retail store hereby approved unless otherwise agreed in writing by the Local Planning Authority.  
Reason: In the interest of highway safety in accordance with policy T10 of the Peterborough Local Plan (First Replacement)
- C 5 The use shall not commence until space has been made available and retained such that all vehicles generated by the use hereby approved are able to enter and leave the site in a forward gear.  
Reason: In the interest of highway safety and convenience in accordance with policy T1 of the Peterborough Local Plan (First Replacement)
- C 6 Notwithstanding the submitted information prior to the first retail use hereby approved an enclosed space for the storage of refuse bins/trolleys shall be provided and thereafter retained, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter all waste material shall be contained within the bin store area in accordance with the approved details.  
Reason: In order to protect the amenity of the area in accordance with policy DA2 of the Peterborough Local Plan (First Replacement).
- C 7 All delivery vehicles, to the use hereby permitted, shall unload/load solely within the yard area to the rear, (east side), of the building.  
Reason: In the interests of highway safety in accordance with policy T1 of the Peterborough Local Plan (First Replacement).
- C 8 The existing wall and fencing along the boundary of the site with Park Farm Way shall be retained unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To remove the potential for customers and delivery vehicles from parking within Park Farm Way, close to the site, in the interests of highway safety in accordance with policy T1 of the Peterborough Local Plan (First Replacement)
- C 9 The retail store hereby approved shall not be open to the public outside the hours of 6am until 10pm daily.  
Reason: In the interest of the amenities of the occupiers of the nearby residential properties in accordance with policy DA2 of the Peterborough Local Plan (First Replacement)

Once started the development will be monitored by my enforcement staff. Should you be concerned that development has been carried out in breach of any condition, or is not otherwise in accordance with the approved plans, please contact my enforcement staff on (01733) 453473.

Thank you for making your views known to me.

Yours faithfully



Head of Planning Services