



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 19 FEBRUARY 2019

1.30 PM

Bourges/Viersen Rooms - Town Hall

SUPPLEMENTARY AGENDA

Page No

Additional Information

3-38

Emergency Evacuation Procedure – Outside Normal Office Hours

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front of the Cathedral. The duty Beadle will assume overall control during any evacuation, however in the unlikely event the Beadle is unavailable, this responsibility will be assumed by the Committee Chair. In the event of a continuous alarm sounding remain seated and await instruction from the duty Beadle.

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. Audio-recordings of meetings may be published on the Council's website. A protocol on this facility is available at:

<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=Protocol%20on%20the%20use%20of%20Recording&ID=690&RPID=2625610&sch=doc&cat=13385&path=13385>

Committee Members:

Councillors: Iqbal, G Casey (Vice Chairman), L Serluca, C Harper (Chairman), P Hiller, J Stokes, S Martin, Bond, R Brown, Nawaz and B Rush

Substitutes: Councillors: Hogg, M Jamil and Warren

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – daniel.kalley@peterborough.gov.uk



There is an induction hearing loop system available in all meeting rooms. Some of the systems are infra-red operated, if you wish to use this system then please contact Dan Kalley on 01733 296334 as soon as possible.

Did you know? All Peterborough City Council's meeting agendas are available online or via the modern.gov app. Help us achieve our environmental protection aspirations and view this agenda online instead of printing it.

CASE OFFICERS:

Planning and Development Team: Nicholas Harding, Lee Collins, Mike Roberts, Janet Maclennan, David Jolley, Louise Simmonds, Vicky Hurrell, Sundas Shaban, Amanda McSherry, Matt Thomson, Michael Freeman, Jack Gandy, Carry Murphy and Joe Davis

Minerals and Waste: Alan Jones

Compliance: Nigel Barnes, Julie Robshaw, Glen More, Andrew Dudley

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 19 FEBRUARY 2019 AT 1.30PM

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

**UPDATE REPORT &
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 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 will not be more than five minutes unless the Committee decide 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 each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.

1. Objectors.
2. Applicant or agent or supporters.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 19 FEBRUARY 2019 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	18/01907/FUL – 38 Grimshaw Road, Peterborough	Cllr Joseph Richard Olive	Ward Councillor Objector
5.2	18/02078/HHFUL - 3 Mafit Road, Ailsworth, Peterborough	Ian Baugh	Objector

BRIEFING UPDATE

P & EP Committee 19 February 2019

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1	18/01907/FUL	38 Grimshaw Road Peterborough PE1 4ET , Change of use of land at rear of garden from undefined to garden use and brick built outbuilding to store tools and garden equipment - (retrospective)

Five additional representations have been received following publication of the Committee Report. These are as follows.

i) Letter of objection received 8th February 2019

- This is direct contradiction to the Council's own biodiversity policy. The proposal irreparably damages a small but important piece of semi-natural habitat that forms an important screen between properties in Grimshaw Road and the playing fields belonging to the Thomas Deacon Academy.
- The presence of numerous native animal and plant species means that this proposal should not be permitted, as it damages their habitat and prevents free movement throughout the corridor.

Officers consider that these matters have been sufficiently covered in the Committee Report.

ii) Letter of objection received 16 February 2019

- The land currently creates an important wildlife habitat and is a corridor connecting to other habitats. It has been undisturbed for at least 60 years and is home to a large variety of plants and animals. Residents would like to see this haven preserved.

Officers consider that the above matter have been sufficiently covered in the Committee Report.

iii) Letter of objection received 16 February 2019

- The application does not meet the requirements of CS16 - Urban Design and the Public Realm which say "Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents."
- It does not see the requirements of PP02 - Design Quality - Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area;
- The building is of an appalling standard and is an eyesore. It isn't watertight and isn't even built plumb. It does not fulfil the basic requirements it has supposedly been built for.
- The resident has been asked to provide hedgehog holes. This means the building is not even rodent proof. This renders it unsuitable for the storage of children's toys.
- The building is not appropriate for the bottom of a garden in a sensitive suburban context.
- The building is not an inoffensive wooden shed, sensibly situated within the applicant's boundary. It is an aggressive and unpleasant encroachment.
- The application should have been refused from the outset given that the application form was completed unsatisfactorily. Questions 10 (Trees and Hedges), 11 (Assessment of Flood Risk) and 12 (Biodiversity and Geological Conservation) are equally incorrect.
- The Biodiversity Checklist has not been completed properly. This is either through total lack of understanding, or carelessness. In either case the applicant should have been asked to submit it properly completed before the application was accepted as a valid application. The correct answers to questions 2 3 4 and 6 are all Yes. The applicant has answered No in all cases.
- The applicant has not completed the Application Form correctly. In (his) answer to 6, the section which asks about: "A proposed use that would be particularly vulnerable to the presence of contamination" the applicant has said No. As the site is a water course, the answer should be 'yes'. There are indications in the way the form has been completed (orchid for orchard) (motor

for mortar) that the applicant has not received the level of support they clearly needed in completing it.

- The applicant has claimed that the finish is “brick, red in colour”. This is untrue. Grey breeze blocks are very much in evidence.
- Drainage from the roof and the roof itself are both substandard.
- The retrospective wall does not conform to existing boundaries or fencing styles.
- Given the position of the proposal along the ditch, it represents a structural hazard, possibly requiring the school to shrink its own boundary to secure the safety of children. This is unacceptable.
- The shed represents a major obstruction not just to the flow and passage of water, but to the passage of people doing the necessary upkeep and works on the banks of the ditch through riparian responsibilities.
- The proposal is unacceptable: it fails to fit in with the urban design improvements which the council is committed to. The application fails completely in its understanding of and relationship to the sensitive natural and social environment it sits within.

A table was provided by the above objector which shows comments added to comments already received by the Council. These have been attached to **Appendix D**.

In response to the above, Officers consider the following:

- The design and materials of the retrospective proposal has been considered within the Committee Report.
- The principle of the proposed change of use to residential land is acceptable given that the application site is within the settlement boundary of Peterborough.
- Whilst the applicant considered within their application form that there is not tree, wildlife or drainage implications within their application form, these material considerations have been considered by relevant Officers who have commented on the application.

iv) Letter of objection received 17 February 2019

- The application is retrospective and is based on a development that has been partially made on unregistered land and is unlawful. Granting planning consent would set a bad precedent.
- The application relates to a location where there are special nature requirements and if it is allowed to proceed it would severely hamper if not destroy the habitat of local wildlife that has been hitherto carefully maintained.
- The drainage report submitted is apparently incorrect and needs reconsidering.
- The application is in general ill-considered and not meretricious.

The Wildlife Officer and Drainage Officer have advised that they have no objections to the application, providing that the applicant complies with the planning conditions.

v) Nine attachments (a block plan and eight additional photographs) were submitted with by a resident who is to speak at the Planning Committee, who is objecting to the application. These photographs have been attached to **Appendix E** of the Update Report.

Some of the above matters have been covered with the Planning Committee Report. However, other matters are clarified below.

i) The Wildlife Officer advised in writing on Monday 11th February 2019 that he does not consider bats would be adversely affected by the proposal. There are no bat roosts directly affected and no lighting scheme is proposed. The amount of tree removal is not significant for bats. The native planting scheme should provide adequate mitigation.

2	18/02078/HHFUL	3 Maffit Road Ailsworth Peterborough PE5 7AG , Demolition of existing ground floor rear extension and construction of replacement ground floor rear extension, first floor rear extension, cladding of external walls and replacement of roof tiles
---	----------------	--

Additional representations/objections have been received:

- An email has been received from Janice Kendrick who is acting on behalf of Mr and Mrs Baugh, no.5 Maffit Road, advising the red edge is not shown correctly on the site plan. Janet was advised to forward a Title Plan. No Title Plan has been forwarded. In the absence of any evidence, to the contrary officers have to accept the application details as submitted.
- Several documents have been submitted by no.5 Maffit Road which show diagrams and figures of potential overshadowing. These are attached in full under Appendix A. The issues have been discussed in the report. Officers have no further comments to make.
- The neighbour at no.5 Maffit Road has submitted further comments highlighting that there are some inaccuracies in the committee report. With regards to point 2 relating to the separation distance between the two properties, the distance has been checked and is correctly stated in the report. With regards to the last point regarding trees the agent has advised that some pruning to overhanging branches may be required which can be done without planning permission as the trees on the boundary are not protected. No tree removal would be required. All other comments are covered in the committee report. A copy is attached in full under Appendix B
- Comments from the applicant dated 11.02.19 are attached in Appendix C.

Supplementary Documents re objection to plans at no 3 Maffit Road – 18/02078/HHFUL

For the attention of Peterborough City Council Planning Committee Members

From Dr Ian Baugh 5 Maffit Road

1. Our **letter of objection** details the specific reasons for our objection which refers to Peterborough City Council's planning policies LP17 and PP03. The application also contravenes the Ailsworth Neighbourhood Plan policies VDS 12.2.2 and 12.2.3 and 12.2.4.
2. **Overbearing/loss of light:** Document titled Document no5/1A shows the overbearing nature of the extension and how it cuts out the direct sunlight to our dining/living room between 12 and 14.15 each day. This photograph and the position of the sun has been independently witnessed by 2 people (signed letters attached).
Document no 5/1b shows a table of the times of the sun disappearing behind the proposed extension.
Document No5/1c demonstrates the existing pattern of shading from no 3 and the shading that will result from the new extension.
Document no 5/1d shows the angle of the new extension roof and the angle of the sun between October and February to demonstrate the loss of sunlight during this period.
3. **Size/Scale of Property and no3:** The existing house at No3 is already one of the largest in Maffit road, occupying a greater % of its plot than most of the properties in Maffit Road and the greatest width of any house as a % of the width of the plot. The proposed extension will only serve to exacerbate the oversize of the property at no 3 compared to all of its neighbours and most others in Maffit Road.
Document no 5/2a demonstrates the % size of no 3 and the extent into the plot compared to the rest of the west side of Maffit Road,
Document no5/2b shows in plan form the % of plot occupied and the extent into the plot.
Document No5/3 shows the effect of a mono pitch roof in allowing direct sunlight to reach no5, Document no 5/3a shows the effect of a low pitch roof.
The proposed extension will be completely out of scale and not in sympathy with any neighbouring properties in Maffit road which is contrary to the policies of the Neighbourhood Plan.
4. **Alternative solutions:** there are a number of alternative options and compromise solutions that could be considered as mentioned in my letter of objection.

Current

12.00



12.50



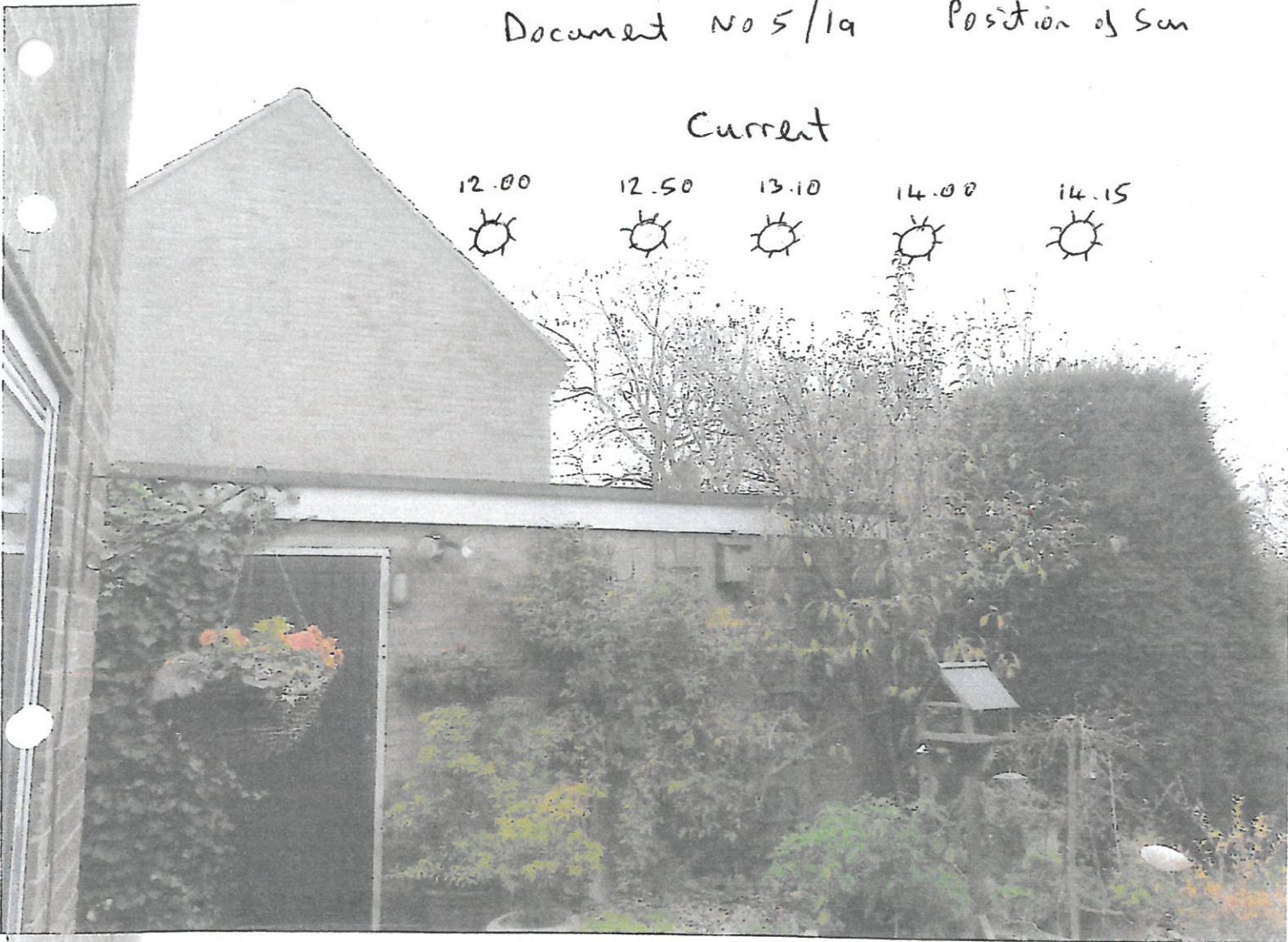
13.10



14.00



14.15



Proposed Extension

12.00



12.50



13.10



14.00



14.15



PITCHED ROOF

brick wall



Document nos 1a (a)

I can confirm that the photograph titled "Document No5/1a"

Is a true and accurate representation of the actual path of the sun as witnessed by me on 25th January 2019 and I can confirm that comparing this with the proposed extension plans for No 3 Maffit Road that the new extension would cut out the sun reaching the kitchen and lounge of No 5 Maffit Road between the hours of 12.00 and 14.00-14.15

David Edwards

25th January 2019

Anne Shorter

Peterborough

I can confirm that the photograph titled "Document No5/1a"

Is a true and accurate representation of the actual path of the sun as witnessed by me on 25th January 2019 and I can confirm that comparing this with the proposed extension plans for No 3 Maffit Road that the new extension would cut out the sun reaching the kitchen and lounge of No 5 Maffit Road between the hours of 12.00 and 14.00-14.15

Anne Shorter

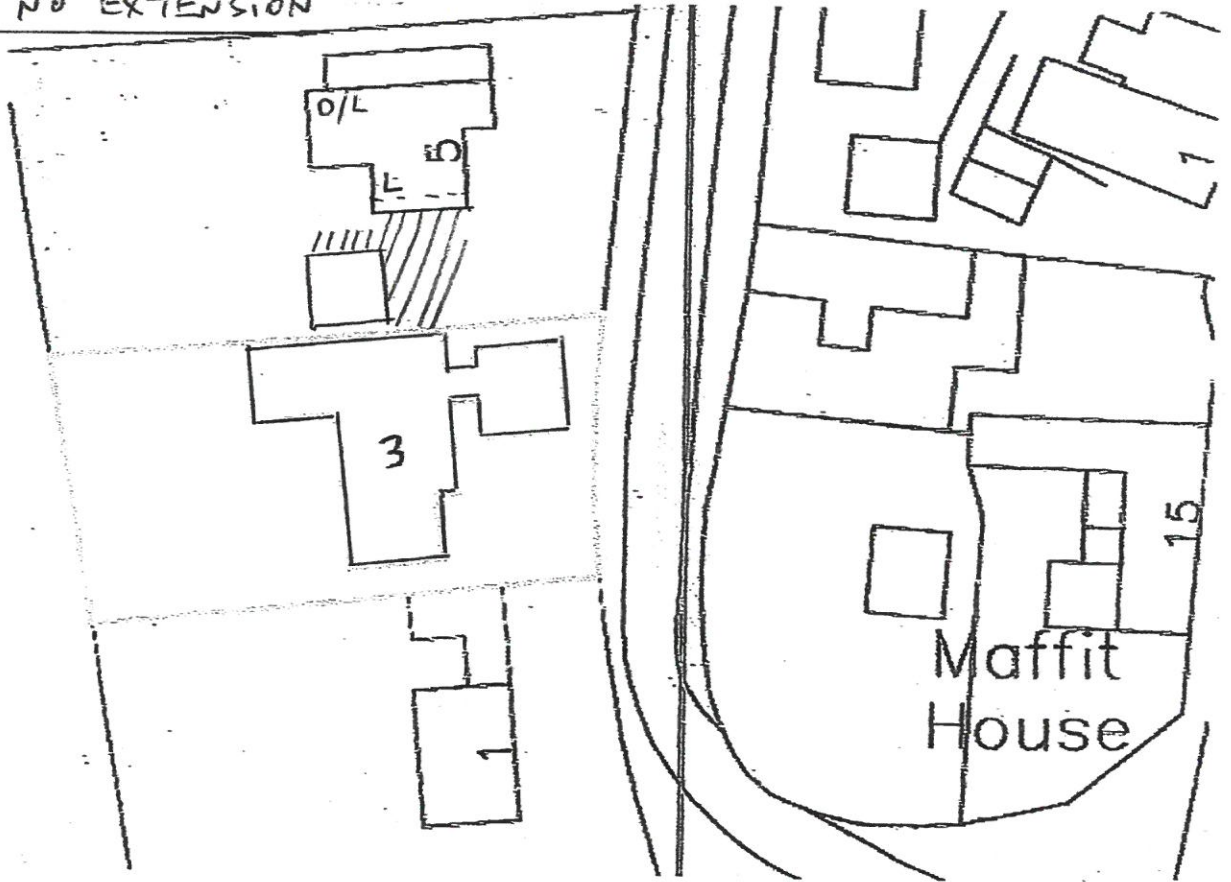
38 Riverside Mead
Stangrove, PE2 8JN

25th January 2019

Shading of No 5 Maffit Road			
Date	Time sun appears at rear of current house (No 3)	Time sun re-appears at end of proposed extension at No 3	Time dining/living room at No 5 in shade of extension
18/11/18	11.45	14.00	2.15
19/11/18	11.50	14.00	2.10
25/11/18	11.50	14.00	2.10
26/11/18	11.55	14.01	2.06
07/12/18	11.55	14.01	2.06
13/12/18	11.55	14.11	2.16
19/12/18	12.00	14.15	2.15
02/01/19	12.00	14.00	2.00
09/01/19	12.05	14.15	2.10
17/01/19	12.05	14.15	2.10
27/01/19	12.05	14.15	2.10

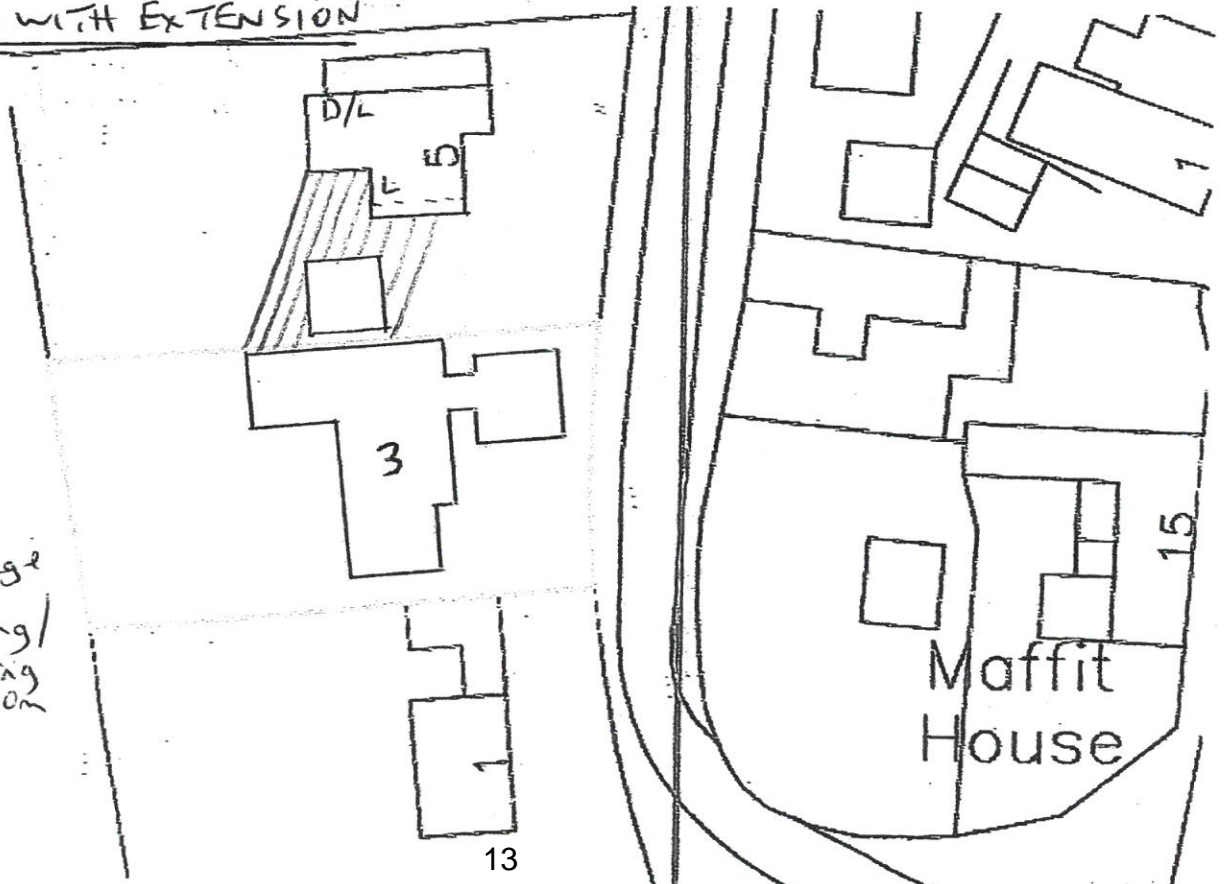
Overshadowing of No 3 on No 5 12.00 - 14.00

CURRENT - NO EXTENSION



Overshadowing of No 3 on No 5 12.00 - 14.00

FUTURE - WITH EXTENSION



L = lounge
D/L = dining/
living
room

DOCUMENT N05/1d

Calculations of No 3 Extension roof height and sun angle from No 5

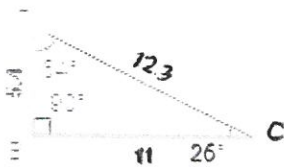
Showing loss of direct sunlight

Height of top of extension pitched roof = 6.5m (taken from scaled drawings of architect)

Distance to nearest window of No 5 = 11.0 m

Height of mid point of window of no 5 = 1.1m

$$\tan C = \frac{5.4}{11.0} = 0.491$$



Angle to top of new extension pitch roof = $\tan (5.4/11.0) = 26^{\circ}$

Sun angle above horizon at noon:

Oct 24th - 25.6^o Oct 31st - 23.3^o

Nov 1st - 23^o Nov 30th - 15.8^o

Dec 1st - 15.7^o Dec 31st - 14.4^o

Jan 1st - 14.5^o Jan 31st - 20^o

Feb 1st - 20.4^o Feb 18th - 25.8^o

(source – www.timeanddate.com _

Therefore lounge and kitchen/dining/living room windows would be in the direct shade caused by the new extension from 24th October to 18th February each year (118 days) = 32% loss of mid-day sunlight over a year.

Plot Sizes and Widths - West side of Maffit Road					
House No	Estimated % of Plot Occupied	Estimated % width of plot occupied	rear extension within 2m of neighbour's boundary	Estimated % Depth into plot from Maffit road	
1	7	42.8	N	41.6	
3	30	85.7	Y	69.2	
5	11	57.1	N	46.6	
7a	22.3	76.9	N	50	
7	11.8	75	Y	45	
9	5.5	50	N	23.8	
11	18	80	N	42.8	
15	13.2	50	N	33.3	
17	12	80	N	53.3	
19	12	80	N	53.3	
21	12	80	N	46.6	
23	11.3	57.1	N	54.5	
25	7.9	50	N	47.6	
27	9.8	57.1	N	33.3	
29	7.2	62.5	N	45.4	
Notes					
% plot calculations include 2 storey buildings not single storey side garages with flat roof					
% width calculations include 2 storey buildings not single storey side garages with flat roof					
Calculations made from block plans of Maffit Road taken from Peterborough City Council Planning Dept.					

Maffit Road Plans of Properties

% of Plot occupied by 2 storey building not incl single storey



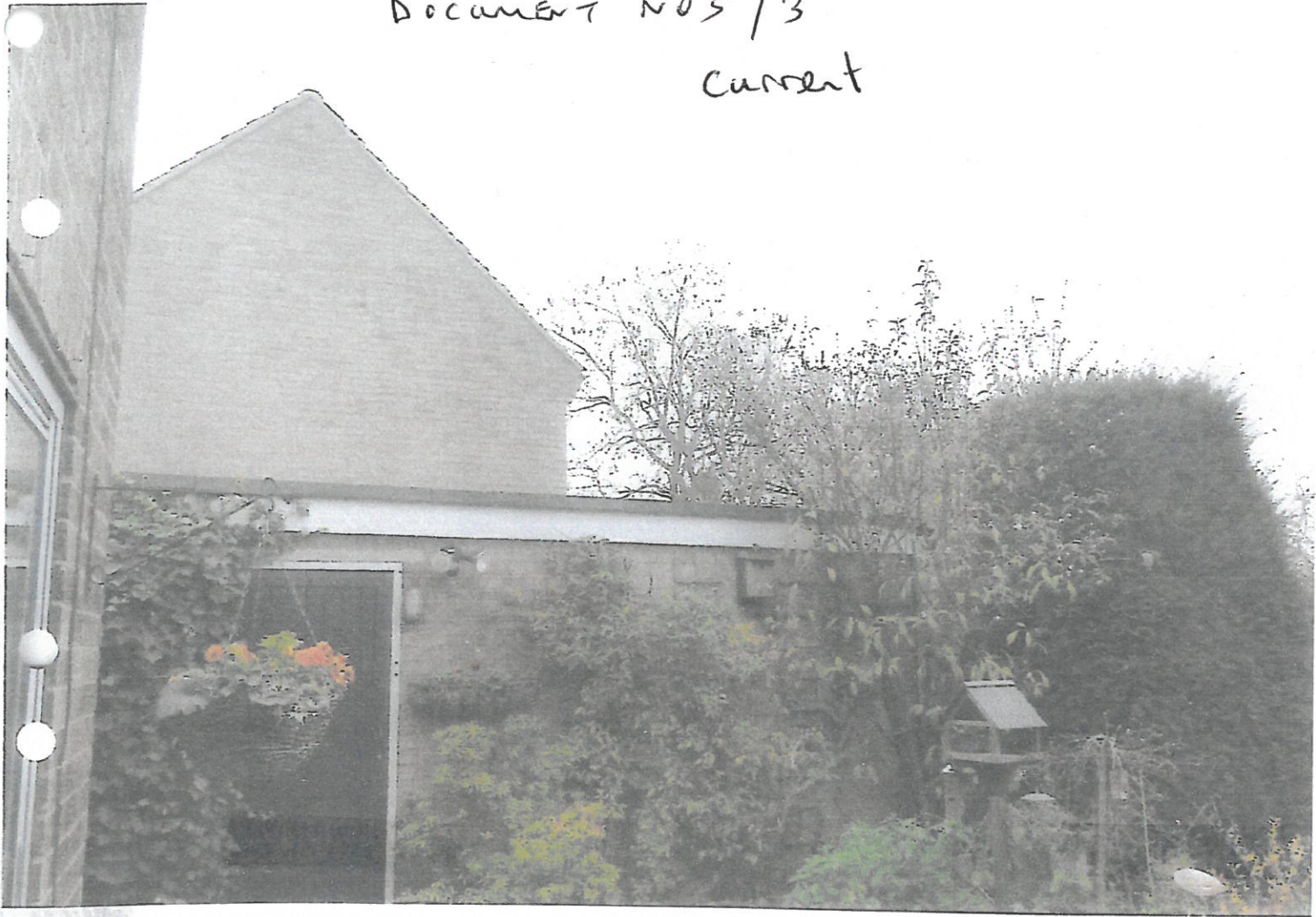
Maffit Road Plans of Properties

% Depth of property into plot
as measured from Maffit Road



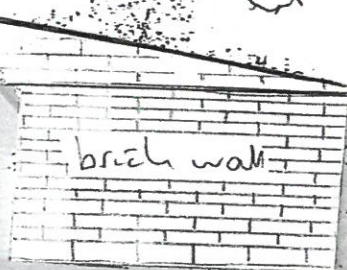
Note: % figures
rounded to
nearest
whole no.

DOCUMENT NOS / 3
current



with 4m extra, + mono pitch roof

12.00 12.50 13.10 14.00 14.15



brick wall

DOCUMENT nos / 3a



COMMITTEE REPORT: 19/2/19 re Application 18/02078/HHFUL

RESPONSE TO STATEMENTS WHICH ARE INACCURATE/MISLEADING

STATEMENT IN REPORT	LOCATION	WHY INACCURATE/MISLEADING
"partially screened" "glimpsed"	Page 7 para 1	No 3 has no/very little screening of its rear view from footpath or village approach road, as compared to majority of houses on W side of Maffit Rd ; so the full width of house is therefore on view from both as can be seen in Document No5/3a (photographed from village approach road)
"There is approximately 11 metres between the side elevation of the proposed extension and the primary windows on no.5"	P8 para 1	Approximately 8 metres to edge of (and 9 metres to middle) of our main living room patio window
"It is accepted that the addition of the first floor element would introduce some overshadowing in a small section of the neighbours garden/patio area, but this is unlikely to reach the house itself"	P8 para 2	Not only is absolutely no evidence given for this statement but it also omits any mention of the large high pitch roof which will directly cause a large amount of overshadowing and loss of direct sunlight to the house of No5 – as demonstrated by Documents No5/1a. and No5/1c.
"the Juliet balcony... would not result in any greater impact than a window which could be installed in the rear elevation without planning permission"	P8 para 6	Juliet balcony allows for full inward opening of floor length windows and therefore occupants can stand "outside" and look to side views much more easily than with a standard size outward opening window.
"the applicant currently has a single storey element along the shared boundary with no.5. The proposed rear projection as viewed from no.5 would remain the same, albeit with the addition of a first floor element."	P8 para 2	This is a false and misleading statement. The rear projection as viewed from No 5 cannot be "the same" if there is an "addition of a first floor element" The "first floor element" (and the huge roof – which is omitted in this section of report) is why planning permission is being sought and why No5 are objecting to the plans, as the large first floor element and roof will deprive No 5 of huge loss of light and amenity – and will be totally overbearing. The "first floor element" and roof will approximately treble the square meterage of building elevation on No5 south boundary - and therefore the "proposed rear projection as viewed from No5" will be

			dramatically increased – and very different to the current situation.
“the pitched roof would face away from the neighbour, further reducing the impact”	P8 para 2		The pitched roof will face towards No5 and is approx 2.3m high by 5.7 m long adding significant visual impact and loss of light to No 5
“proposal would create one more bedroom”	P8 para 9		No 3 is currently a 4 bedroom house and will still have 4 bedrooms if these plans are built – with a reconfiguration of existing interior space to include a dressing room and a second en suite bathroom.
“The Tree Officer has not raised any objections”	P9 para 2		In fact the Tree Officers Report concludes “Tree information is required prior to the decision so that it is obvious what the impact to trees onsite and immediately offsite is” and “an understanding of the impact as stated above is required pre-determination”. So the Tree Officer states that further information regarding trees on and off site is required before any final decision regarding the trees can be made.

PETERBOROUGH



Sundas Shaban <sundas.shaban@peterborough.gov.uk>

Planning application 18/02078/HHFUL 3 Maffit Rd Ailsworth

1 message

Dom Goy

11 February 2019 at 21:47

Reply-To:

To: planningcontrol@peterborough.gov.uk, sam.falco@peterborough.gov.uk, Sundas Shaban <sundas.shaban@peterborough.gov.uk>, Cllr Hiller Peter <peter.hiller@peterborough.gov.uk>, John Holdich <john.holdich@peterborough.gov.uk>
Cc: Wayne Farrar <W57wayne@aol.com>, Nicola Goy <nicolagoy@gmail.com>

To Peterborough City Council Planning Department and interested parties.

We are writing to you in relation to the planning application for 3 Maffit Road, Ailsworth (18/02078/HHFUL) which has been referred to the planning committee meeting of the 19th February. Having lived in Ailsworth for the past 10 years and after a search of over 5 years we were fortunate to find our forever family home in the village, which we purchased last August (from Jenny Rice - Ailsworth Parish Council Clerk).

Prior to purchase, we sought advice from both an architect and building regulations control, to determine whether a second storey extension on top of an existing single storey room would be an option and be permissible under current planning regulations. No concerns were raised. The proposed extension was the preferred option due to the existing footprint, flow of living space and location of services within the house. Upon ownership we engaged with an architect to draw up plans for the building. The house was originally built in 1958, and extended in 1988. The house is not in a good current state of repair, with old corrugated concrete roof tiles, a combination of unsympathetic white UPVC windows and rotten wooden windows, and different shades of Fletton brick. As part of our plans, we wish to replace both the roof and windows and clad the unsightly areas of mis-matched brickwork, as well as extending as outlined above, to create a further bedroom.

To facilitate the planning process, we engaged with Mr and Mrs Baugh, the neighbours at number 5 Maffit Road, where the existing single storey building's north wall forms a boundary. We visited them twice (initially to outline the plans and then at their invitation for further discussion) and took on board the comments raised in a letter they sent to us, which raised concerns purely around the potential disruption during the build and on-going maintenance. After buying the property, we were able to investigate the foundations further, as this required the removal of a concrete apron. Whilst the initial test hole made prior to purchase revealed foundations sufficient to build on, the new test hole revealed no foundations. It is difficult to ascertain the condition of the foundations of the north wall without digging up the internal floor, or on Mr and Mrs Baugh's side. At our meeting with Mr and Mrs Baugh, the prospect of demolishing and re-building this wall was outlined however, in response to the concerns that they raised around the disruption that this might cause, the option of underpinning this wall was investigated. This is our preferred option as outlined on the plan, despite this incurring additional cost for us, but is subject to structural engineering recommendations. In addition, we amended other plans that would have required access from Mr and Mrs Baugh's side and also sought advice from the conservation officer to ensure that we weren't planning anything that would not meet planning requirements within the Ailsworth Neighbourhood plan and conservation area.

It was therefore very disappointing that Mr and Mrs Baugh chose to lobby many of their friends to submit letters of objections and to attend the parish council meeting. In many of these letters opinions are being passed as fact. We therefore wanted to write to outline our response to some of the key objections, (note that there were no objections raised by people who were not friends with Mr and Mrs Baugh or other residents on Maffit Road).

1/ Loss of light

The proposed extension is a good distance away from Mr and Mrs Baugh's property (something that we are not able to measure without going on to their land but at least a sizeable garage and car width away (11 metres, as measured subsequently by a planning officer)) and does not break the 45 degree rule. The orientation of the houses (east/west) means that the sun mainly goes over the top of the property and the proposed extension.

2/ The size

This is a 5.7m x 4.8m (external walls) addition to an existing footprint to create an additional room. The length is unchanged on the north boundary with 5 Maffit Rd's property.

3/ On-going maintenance

The maintenance required for the new building will be no different to that currently required. A new structure, with higher guttering fitted with hedgehog brushes, is likely to require less maintenance than the current structure. At most, this would constitute an annual gutter clearance.

4/ Disruption during construction

The lilac bushes belonging to Mr and Mrs Baugh, that had been allowed to grow over the current single storey extension and have been raised as a concern, have kindly been trimmed in the past few weeks by Mr & Mrs Baugh, hence removing any need to prepare these for the build. Mr and Mrs Baugh are also concerned that their "shaded" patio (their reference) would be disrupted during construction. As outlined above, we aim to maintain the north wall if possible and hence there would be no disruption to this area during construction. The new wall is not likely to take a long time to construct.

5/ Privacy

Mr and Mrs Baugh's garden is currently visible from all back bedrooms, with the bedroom window currently over the single storey extension allowing views into almost all of the garden and on to the "shaded" patio area. The proposed extension reduces the window aperture and pushes it further back on the plot to the west. It also means that Mr and Mrs Baugh's garden is much less visible from any other bedroom window thus increasing their privacy.

6/ The materials being used

Some of the letters of objection have outlined that they do not agree with the materials that are planned. There is evidence of all materials being used in the surrounding area, with the wood cladding being a more sympathetic addition than the man-made cladding to houses further down Maffit Road. The conservation officer (Sam Falco) has commented that the plans will be an improvement to the property/area and in keeping with the Allsworth conservation plan and Ailsworth Neighbourhood plan.

As active members of the Ailsworth community, we are disappointed that despite our best efforts to comply with planning considerations, the neighbourhood plan (a document where one of us has had committee level involvement in adoption) and engagement with our neighbours, such a level of objection has been levied. We hope that this has helped illustrate the facts relating to this small extension planning application.

Kind regards

Dominic and Nicola Goy

Comments on Objections and Comments as summarised for the Planning Committee

23

1	<p>- The area comprises a semi-natural habitat and screen between the rear of residential properties on Grimshaw Road and the school playing fields belonging to the Thomas Deacon Academy.</p>	<p>ADD The Land Registry has confirmed that the roughly rectangular strip of land between a number of residential property and the school boundaries is not registered. The area is banked steeply on two sides of an old drainage ditch or culvert which runs along its length. It appears to have been reasonably well maintained, despite historic issues over current ownership and questions over whether if it is a ditch it goes anywhere else. A concrete cover may be an exit to an underground drainage system. If it is a culvert then the following applies to it: “Culverts are used to divert or drain water from land above it. They are enclosed watercourses and may be quite large. Responsibility to main a culvert is usually with the landowner for that part of it that is on the owner's land. This may be difficult if it is an old one and is buried beneath the ground and not visible. Blocked culverts can cause the water to back up and prevent it from draining the ground above, as intended and may also collapse. They may also contain toxic gases and are dangerous to go into. Knowing the identify of the land owners (or other land owners if you are one of them) over which a culvert runs will be of value to you in the event that the culvert becomes blocked and is or is likely to cause damage to your land, goods or local environment.” https://www.land-search-online.co.uk/portal/land-</p>	<p>There is a very steep financial barrier to members of the public obtaining the necessary drainage maps from the Environment Agency. Since there is a concrete cover which could be an outlet or point of continuation to a potentially blocked drain, lack of knowledge is a safety issue. The remedies are: to ask the Environment Agency for their advice, to investigate the local history archives. I have examined the map on Fix My Street, which shows other water courses in the area and they could join up: possibly draining into the Dogsthorpe allotments.</p>

2	- Although no formal survey of the biodiversity value of this area has been carried out, observational evidence and recent informal surveys by local naturalists suggest that it has the potential to be a valuable refuge.	UPDATE A sadly brief survey is available at http://plandocs.peterborough.gov.uk/NorthgatePublicDocs/01167451.pdf and DOES NOT WELCOME the proposal. Comments by residents on wildlife observed provide more substantial background on a rich diversity of species seen in this area.	
3	- This area forms a corridor which may well be used by mobile species of birds and mammals.	yes	
4	- It is an increasingly rare habitat type in the local area. Indeed despite the relative proximity of Central Park - which is a formal managed landscape - there is very little semi-natural green space in Park Ward.	yes	
5	- The proposal threatens to do irreparable damage to this semi-natural habitat and its functionality removing any continuity along the corridor. It also compromises a riparian channel/drainage ditch. - It removes the part of the screen between the residential properties and the school playing fields which are used regularly for sports activities. As such there would be a child protection issues particularly if windows are installed.	yes	
6	- A dangerous precedent would be set where other residents may be inclined to simply extend the boundary of their own property where other residents may be inclined to simply extend the boundary of their own property effectively a land grab.	yes	

7	- There is hardly any semi-natural green space in Park Ward and it could set a dangerous precedent whereby other residents may be inclined to simply extend the boundary of their own property to effectively stage a 'land grab'.	yes	
8	- If the land is sold to the applicant please place a ban on removing the culvert.	This cannot be considered since the land is not the council's to dispose of at the moment.	I very much hope that the council will support a bid for the land from the Thomas Deacon Academy. It could help by providing fly tip removal services to clean out the ditch. The council could do this by 1) rejecting the proposal outright 2) insisting that the building is demolished, or taken back to the residential boundary 3) supporting residents in reinstating the residential gardens boundary fence (preferably by wildlife permeable means)
9	- Wildlife is slowly disappearing due to the lack of vegetation.	as a near neighbour, I share this concern. Sparrows and thrushes have recently disappeared from gardens in this area, despite very lush and large gardens. Sparrows have been brought back (by gardeners providing suitable food) but thrushes are very rarely seen: they need wild areas and small insects and invertebrates, which are under extreme pressure. To bring thrushes back we probably need an education programme locally to stop people using poisons in their gardens. It can be seen from the proposal itself that the resident sees rats as his only local wildlife.	The council needs to review available local services for rat control since desperate residents are probably contributing to wildlife decline inadvertently when they resort to using garden pesticides. There are walls of these wretched things in B&Q.

10	- The Grimshaw Road Wildlife Corridor contains a wealth of flora and fauna and connects with a further wildlife corridor located along the eastern boundary of the Thomas Deacon Academy.	ADD The ditch is a few metres away from the pond which was installed during TDA's construction in order to take surface water from the playing field. This is a large and valuable wildlife amenity.	The council could ask PECT if grant funding is available for an environmental restoration project like this, in such a rich educational situation (3,000 children are the immediate neighbours of this ditch).
11	- The proposal for the application for a storage building on the site at the southern end of the residential garden will block off the whole width of the corridor. This will effectively create two smaller wildlife sites which will not allow the free movement of wildlife at ground level and so the existing wildlife will be constrained and less viable.	yes	
12	- The suggestion of gaps in the brick wall will offer only a partial solution because larger mammals will not be able to use them.	yes	
13	- The Head Groundsman of the Thomas Deacon Academy advises that badgers are in the area.	ADD I have asked for help identifying the creature which has dug holes in a large mound (probably originally compost). 100% respondents tell me it is a badger.	

14	- In November 2002 Peterborough City Council published 'The Council's Approach to Biodiversity: Report of the Environment Select Panel'. It stated it would "Protect and enhance all sites and habitats of wildlife interest including the provision of wildlife corridors to establish links between sites of known wildlife interest. It listed protected species such as bats great crested newts dormice and 400 species of invertebrates. It further stated that "even small areas of suitable habitat can be of high value to invertebrates.	ADD I believe the value of even quite a small corridor is massively increased when it is in a predominantly urban setting. The countryside is increasingly toxic to wildlife. I had a very unusual visitor to my garden this year: a hummingbird moth.	
15	- The retrospective works that have been carried out have destroyed valuable ground environments. This is based upon the existing wildlife habitat on adjacent sites such as the removal of hawthorns which are capable of supporting holly blue butterflies.	ADD The unpermitted development has dumped unknown aggregate materials to form a rough foundation. This bridges the ditch/culvert and spills out to either side of the "building". In extreme weather it is possible this would get washed up and down the ditch and possibly even fail as a foundation.	The council should view this aggregate as illegal contamination of a valuable historic ecology and should enforce its removal.
16	- The proposal has already reduced insect life to the site which bats rely upon these insects	yes	
17	- The ditch is an historic watercourse as such there are likely to be riparian rights and responsibilities attached. The applicant appears to have ignored these rights and responsibilities.	ADD The rights and responsibilities exist even in the absence of a legal owner, and apart from the encroachments, appear to me to have been historically observed and undertaken	
18	- The site should be returned to its former condition.	STRONGLY AGREE	

19	<p>- The Grimshaw Road Wildlife Corridor Group have identified dormice, hedgehogs, squirrels, foxes, toads and possibly badgers and newts. Badger droppings have been seen by the head groundsman of the Thomas Deacon Academy. Newts were seen on the site several years ago and may still be present. Bats regularly feed above the wooded areas. There is also a wide variety of flora on the site including hawthorn and a rare Smooth Leaved Elm (<i>Ulmus Minor</i>). Also many wild birds use the site (several of which are declining in other areas and some which are protected). As such the GRWC Group would like to see a professional wildlife survey carried out in the area.</p>	<p>ADD Reptiles, birds and Invertebrates should also be listed. The presence of the UK's largest land predator means that the biodiversity here is likely to be rich and strong, as I would expect, given the site's history and existing and previously supportive neighbours.</p>	

20	<p>- The proposed structures are not attractive. There are no details submitted to identify the specification of the brick and tile types used.</p>	<p>VERY STRONGLY AGREE AND ADD photographic evidence has been obtained to show that the building is composed of breeze blocks to the TDA facing elevation and to both long sides. The structure has never been permitted, not properly finished (the roof tiles do not extend as far as the wall), is very ugly, is profoundly unneighbourly and is a monstrosity in a previously inoffensive residential landscape. The “shed” overlooks TDA, which was constructed at immense cost to be an architectural gem in the landscape and to lift the aspirations and expectations of children studying in the school. The “shed” is positioned behind the goal post on the football field, so will be part of the landscape for huge numbers of children playing there. It is like something put up in distress in a shanty town. It is not suitable for the city of Peterborough.</p>	<p>The council needs to examine what support is made available to local builders and to residents: this is not the first example of an outrageously bad unpermitted development in this area. It seems that developers are getting no advice from the council. And that builders are not advising residents on correct procedure. However in the short term decisive and high profile action is needed to remove this structure and the council must make people understand that it will not tolerate unprofessional building behaviours.</p>
21	<p>- The height of the retrospective building is excessive compared with a traditional garden shed.</p>	<p>ADD The proposed use is garden tools and childrens’ toy storage. The building is out of proportion for its intended purpose. In addition the rat hole which the resident has inserted (a mockery mitigation for hedgehogs) render it unsanitary as a storage facility for children’s toys.</p>	
22	<p>- The height to the eaves of 2.7 metres is excessive especially when it is viewed alongside the considerably lower (1.830m) boundary wall.</p>	<p>STRONGLY AGREE</p>	

23	- No details have been provided with regards to the composition of the landfill material and whether there is an infringement of legal landfill and taxation costs.	STRONGLY AGREE	
24	- It is surprising that PCC could permit a development which is in contravention of riparian rights and responsibilities. Who would take action?	DISAGREE It would be outrageous.	The council needs to get a firm handle on this. Although it is not the landowner, it does have power to refuse the application and enforce demolition. The council needs to support TDA, as the optimal bidder for the land. The TDA is supportive, but quite correctly it needs the encroachments firmly dealt with and the boundaries settled before it takes action to bid. There is also no reason why it should bear the cost of fly tip clearance, although it (along with residents along Grimshaw Road) TDA might need to assist in providing access routes for waste disposal.
25	- No comments have been received as to whether the proposal breaches the requirements of the PCC Biodiversity Strategy (December 2018) Objectives 1 'Biodiversity in Planning' and Objective 7 'Awareness raising'.	My opinion is that it does.	
26	- Have Officers inspected adjacent sites and the remainder of the Grimshaw Road Wildlife Corridor. The application site is considered to be an important part of the corridor?		
27	- There is no doubt that the site is frequented by dormice bats and badgers (protected species).	STRONGLY AGREE	

28	- Natural England advise 'Access between setts and foraging / watering areas should be maintained or new ones provided.	yes	
29	- Has the local badger group been informed about the planning application?		
30	- The ditch has a history of holding potential flood water at times of high rainfall and would have provided a refuge for amphibious creatures. In light of forecasts of heavier rainfall resulting from climate change further encroachment of this ditch should not be permitted.	VERY STRONGLY AGREE	The water table can and occasionally does rise above the level of the land in this area and cause flooding. This is due to the soil being river silt, which easily forms a waterproof clay like layer. The value and utility of soft absorbent land next to highly compacted land (football pitch) cannot be overstated. TDA has sited its composts under the trees next to the ditch. This is extremely helpful as the composted materials add humus to the soil, massively increasing its absorptive capacity. Climate change means much heavier and more extended periods of rain, especially in summer and we live in a landscape which is simply not accustomed to these conditions. The way we garden has become critically important.

This page is intentionally left blank

Appendix E: 18/01907/FUL - 38 Grimshaw Road

Nine attachments (a block plan and eight additional photographs) were submitted by a resident, further to previous objections this resident has submitted.

