

Public Document Pack



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 19 JULY 2022
1.30 PM

Engine Shed, Sand Martin House, Bittern Way, Peterborough, PE2 8TY

SUPPLEMENTARY AGENDA

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Additional Information

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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.

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<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: P Hiller, Warren, Iqbal (Vice Chairman), Jones, B Rush, Hogg, Bond, M Jamil, Hussain, Sharp and C Harper (Chair)

Substitutes: Councillors: N Sandford and Bi

Further information about this meeting can be obtained from Karen Dunleavy 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 Karen Dunleavy on 01733 296334 as soon as possible.

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CASE OFFICERS:

Planning and Development Team: Jim Newton, Sylvia Bland, Janet MacLennan, Louise Simmonds,, Amanda McSherry, James Croucher, Matt Thomson, Asif Ali, Michael Freeman, Molly Hood, Jemima Dean, Mike Roberts, Karen Ip, Shaheeda Montgomery and Connor Liken

Minerals and Waste: Alan Jones

Compliance: Lee Walsh, Amy Kelley and Alex Wood-Davis

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

19 JULY 2022 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 JULY 2022 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
4.1	21/01898/OUT - The Solstice Northminster Peterborough PE1 1YN	David Turnock Cllr Wayne Fitzgerald Simon Machen/Jeremy Good	Objector Supporter Agent/Applicant
4.2	22/00431/FUL - 16 Russell Hill Thornhaugh Peterborough PE8 6HL	Cllr Gavin Elsey Simon Machen/Peter Sharpley	Ward Councillor Agent/Applicant
4.3	22/00506/FUL - Croft Farm Meadow Lane Thornhaugh Peterborough	Cllr Gavin Elsey Simon Machen/Peter Sharpley	Ward Councillor Agent/Applicant
4.4	22/00631/FUL - Sages Tower Frederick Drive Walton Peterborough	Cllr Nick Sandford	Ward Councillor

BRIEFING UPDATE

P & EP Committee 19 July 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	21/01898/OUT	The Solstice Northminster Peterborough PE1 1YN , Outline planning application for the erection of a building comprising up to 112 apartments, ground floor Class E(a) retail or E(b) restaurant units, and associated cycle parking (layout and scale only, all other matters reserved)

Consultation Update

No comments have been received from Historic England in response to the revised consultation undertaken. This was issued on 16 June and more than 21 days has elapsed since which is the standard consultation period. Historic England has not contacted Officers to seek an extension of time to provide comments.

The National Planning Practice Guidance clearly advises: ‘...Statutory consultees should be aware of the risk that, should they fail to respond within a specified time period, a local planning authority may proceed to decide the application in the absence of their advice’ (Paragraph: 016 Reference ID: 15-016-20190722).

As such, Members are able to determine the application in the absence of further comments from Historic England.

Additional information

The Applicant has submitted 3no. updated CGI models of the proposal which shall be presented to Members within the presentation delivered by Officers.

2 .	22/00431/FUL	16 Russell Hill Thornhaugh Peterborough PE8 6HL , Change of use from Agricultural Use to Residential Garden and installation of children's play equipment- retrospective
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Additional information

The Applicant has submitted a statement from their son's Lower School lead teacher in support of the application. The full statement has been attached as an exempt appendix.

Officers have considered the statement and conclude that whilst it is accepted that the additional garden land and play area is of benefit to the Applicant's dependant relative, the statement does not go far enough to justify that the land is essential for the needs of the dependent or that their quality of life would be severely restricted without it.

The information accompanying the application is still considered to be insufficient to justify the departure from the Local Plan. This is particularly considering the total area, scale, and proliferation of domestic use the extent of the encroachment which cannot be reconciled with the explicit planning policy relating to development in the open countryside as identified within the Peterborough Local Plan (2019).

In addition, Officers note the post and rail boundary treatment around the proposed site and are of the opinion that this would not offer a safe and secure space which the supporting information stipulates is a requirement.

Further comments

Further planning-related justification has been received from Councillor Elsey to elaborate on the reason for the referral of the application to Planning Committee with the following statement:

“It is important that the personal needs of the applicant are carefully balanced against the Council's protection of open countryside policy in this instance. The proposal relates to a small area of land and the proposed change of use is reversible as it does not involve physical development.”

Officers respectfully maintain that the proposed change of use and structures erected on the application site would be considered as development as defined by Section 55 of the Town and Country Planning Act 1990.

3 .	22/00506/FUL	Croft Farm Meadow Lane Thornhaugh Peterborough, Change of use from agricultural land to garden land
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No Further Comments

4 .	22/00631/FUL	Sages Tower Frederick Drive Walton Peterborough, Extension and change of use of Sages Tower to four residential apartments (renewal of permission 18/01862/FUL)
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No Further Comments

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