

## **PETERBOROUGH**



### **MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE HELD AT THE TOWN HALL, PETERBOROUGH ON 21 FEBRUARY 2017**

**Members Present:** Councillors Harper (Chairman), Serluca (Vice Chairman), Bond, Casey, Hiller, Stokes, Iqbal, Sylvester, Clark, and Ash

**Officers Present:** Theresa Nicholl, Development Manager  
Amanda Nauth, Planning and Highways Lawyer  
Vicky Hurrell, Principal Development Management Officer  
Julie Smith, Highway Control Team Manager  
Jane Webb, Senior Democratic Services Officer

#### **1. Apologies for Absence**

Apologies were received from Councillor Bull and Councillor Martin.

Councillor Iqbal was in attendance as substitute for Councillor Martin.

#### **2. Declarations of Interest**

Councillor Harper, declared that in relation to agenda item 6 'Land to the West of Papyrus Road, Werrington, Peterborough', he worked in a property that was relevant to the application.

#### **3. Members' Declaration of intention to make representations as Ward Councillor**

No Members' declaration of intention to make representations as Ward Councillors were received.

#### **4. Minutes of the Meeting Held on 20 December 2016**

The minutes of the meeting held on 20 December 2016 were approved as a correct record.

#### **5. Development Control and Enforcement Matters**

##### **5.1 16/02260/HHFUL – 16 Fairfield Road, Fletton, Peterborough**

The Committee was presented with an application for a ground floor extension to the rear of the property. The extension would measure 4m x 6.5m and have a mono-pitched roof standing at approximately 3.5m in height (2.4m to the eaves). The materials of the proposed extension would match those used in the construction of the existing dwelling.

The Principal Development Management Officer provided an overview of the application and highlighted a number of key issues within the report and update report.

The Committee asked no questions of the officer.

The Committee were in agreement that the only reason the application had come to Committee was because the agent was an employee of the Council otherwise this

would have been straightforward and therefore the Committee had no reservations in supporting the application.

A motion was proposed and seconded to agree that planning permission be approved, as per officer recommendation. The motion was unanimous.

**RESOLVED:** (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report.

**Reasons for the decision:**

Subject to the imposition of the attached conditions, the proposal was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposed extension would not unacceptably harm the character or appearance of the host building or street scene, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).
- The proposed extension would not unacceptably harm the amenity of adjoining neighbours, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

## **5.2 16/02383/HHFUL – 115 Donaldson Drive, Paston, Peterborough**

The Committee was presented with an application for a two storey width extension to the rear.

The Development Manager provided an overview of the application and highlighted a number of key issues within the report.

The Committee asked no questions of the officer.

The Committee were in agreement that the only reason the application had come to Committee was because the agent was an employee of the Council otherwise this would have been straightforward and therefore the Committee had no reservations in supporting the application.

A motion was proposed and seconded to agree that planning permission be approved, as per officer recommendation. The motion was unanimous.

**RESOLVED:** (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report.

**Reasons for the decision:**

Subject to the imposition of the attached conditions, the proposal was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposals will not unacceptably harm the character of the area or the amenity of the occupiers of neighbouring dwellings; in accordance with policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policies PP2 and PP3 of the Peterborough Planning Policies (DPD) 2012.

**6. 7/00166/CONSUL – Land at the West of Papyrus Road, Werrington, Peterborough**

Councillor Harper stood down being Chair and Councillor Serluca took the Chair for the item.

The Committee was presented with a report regarding the response of Peterborough City Council Local Planning Authority to Network Rail's submission of an Order under the Transport and Works Act 1992 to the Dept for Transport for the Werrington Grade Separation (of the railway lines).

The Development Manager and Principal Development Management Officer explained the main aspects of the proposals, the procedure under which the draft Order has been submitted to and would be determined by the Secretary of State and the Officers' responses and comments on the key issues which would form the Local Planning Authority response to the consultation.

The Committee thanked officers for a very comprehensive report and presentation.

David Vernon from Network Rail was in attendance and responded to questions from the Committee:

- Network Rail were extremely confident that this scheme would be completed; it was part of a wider project and had been funded right through to delivery; meaning the monies were already allocated.
- Any land that is temporarily utilised during the project would be returned to its original condition or made better.
- Network Rail were aware that construction noise would be an issue. Construction works would be programmed 3-6 months in advance to ensure that residents are aware of what is happening.
- Spoil heaps would be managed.
- The majority of the work would be carried out during core hours but there would be a major closure of the East Coast line at some point for 5 to 9 days.
- Network Rail were currently in negotiations with three properties which could result in a compulsory element if agreement cannot be reached.
- Compensation would be given to those when their agricultural land was out of use.

A motion was proposed and seconded to agree that the report be approved and delegated responsibility be given to officers to have further discussions with the Dept. for Transport and Network Rail throughout the Order process with a view to resolving any outstanding issues, drafting conditions and the subsequent discharge thereof, should the Order be approved. The motion was carried unanimously.

**Application 7/00166/CONSUL – RESOLVED** that the report be **APPROVED** and delegated responsibility be given to officers to have further discussions with the Dept. for Transport and Network Rail throughout the Order.

**Reasons for the decision:**

It was considered that the Local Planning Authority raise no objections to the proposed scheme subject to the imposition of the conditions sets out by the Local Planning Authority in the report on any planning permission that may be granted by the Secretary of State.

Responsibility be delegated to officers to have further discussions with the Dept. for Transport and Network Rail throughout the Order process with a view to resolving any outstanding issues, drafting conditions and the subsequent discharge thereof, should the Order be approved.

Councillor Harper returned to the Chair.

**7. Planning Compliance Quarterly Report on Activity and Performance October to December 2016**

The Development Manager presented a report to the Committee, which outlined the Planning Service's planning compliance performance and activity, and identified if there were any lessons to be learnt from the actions taken.

The Committee discussed the report and commended the team on their performance

**RESOLVED:** that the Committee noted the past performance and outcomes.

**Reasons for the decision:**

To help inform future decisions of the Planning and Environmental Protection Committee and potentially reduce costs.

Chairman  
1.30pm – 2:26pm