



**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE
HELD AT THE TOWN HALL, PETERBOROUGH ON 12 DECEMBER 2017**

5.1 17/01765/FUL - LAND TO THE EAST OF MANOR FARM NENE WAY, SUTTON, PETERBOROUGH.

RESOLVED:

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

REASON FOR THE DECISION:

Subject to the imposition of attached conditions, the proposal is acceptable having been assessed in the light of all material considerations.

The application was not overbearing on the village envelope. The proposed developments size, mass, scale and proximity to the adjacent Sutton Conservation Area would preserve and enhance the setting of that Conservation Area.

5.2 17/01432/FUL - THORNEY GOLF CLUB, ENGLISH DRIVE, THORNEY, PETERBOROUGH

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **APPROVE** the application. The Committee **RESOLVED** (8 in favour, 1 against) to **GRANT** the planning permission subject to relevant conditions being delegated to officers.

REASONS FOR THE DECISION:

Subject to the imposition of attached conditions, the proposal is acceptable having been assessed in the light of all material considerations.

The application adequately demonstrates that the development proposed will support and sustain the existing and well-established Thorney Golf Club. Accordingly, it has been demonstrated that the proposal would result in an overriding wider sustainability benefit to the community that would outweigh the flood risks and the proposal meets the requirements of the exceptions test. On this basis, the proposal is satisfied in terms of Policy CS22 of the Peterborough Core Strategy DPD (2011) and paragraphs 102 and 103 of the National Planning Policy Framework (2012).

5.3 17/01833/FUL - 22 TOPHAM CRESCENT, THORNEY, PETERBOROUGH.

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **APPROVE** the application.

The Committee **RESOLVED** (Unanimously) to **GRANT** the planning permission subject to relevant conditions being delegated to officers.

REASONS FOR THE DECISION:

Subject to the imposition of attached conditions, the proposal is acceptable having been assessed in the light of all material considerations. In addition the Lower boundary treatment/wall to frontage is to be secured by condition.

The positioning of the dwelling with its close relationship with the host dwelling at number 22 Topham Crescent and to the neighbouring property at no. 24 Topham Crescent, including the erection of a 1.8m high fence, would not result in a contrived development within this location. Hence the proposal would conform to policy CS16 of the Peterborough Core Strategy DPD and policy PP2 of the Peterborough Planning Policies DPD.

5.4 17/01785/FUL - LAZYACRE WERRINGTON BRIDGE ROAD, MILKING NOOK, PETERBOROUGH.

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (Unanimous) to **GRANT** planning permission.

REASONS FOR THE DECISION

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

- This is an existing Gypsy and Traveller site and therefore the principle of development is already established;
- The increase in number of pitches/caravans from 4 to 8 would not materially change the character of the site;
- The consent would be personal to the applicant due to the need of additional caravans for his extended family;
- The dayroom would not have an independent residential use;
- The site is substantially enclosed by hedgerow and boundary fencing and therefore it would be satisfactorily screened from views outside of the site;
- The proposed day room would be visible above the boundary, however, such views would not unduly impact on the character and appearance of the open countryside.
- The proposal would not result in any unacceptable impact on the adjacent highway; and
- The site would not adversely impact on the amenity of nearby residents.

Hence the proposal accords with policies CS9 and CS20 of the Adopted Peterborough Core Strategy DPD and policies PP2, PP3 and PP12 of the Adopted Peterborough Planning Policies DPD.