

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD IN SAND MARTIN HOUSE, PETERBOROUGH ON TUESDAY, 20 JULY 2021**

5.1 21/00708/FUL - Cranmore House Thorney Road Eye Peterborough

RESOLVED:

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** the planning permission subject to relevant conditions delegated to officers including an additional condition to ensure that no dwelling be occupied until details of highway improvements have been approved in writing and implemented on site. They include the provision of 2m footway on Thorney Road to connect with the existing footway to the west and to the existing bus stop to the east, the removal of a redundant vehicular access and reinstatement of kerbs and the provision new bellmouth access to the site from Thorney Road as set out in the LHAs consultation comments.

REASON 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:

- The principle of development is acceptable - The character and appearance of the site and the surrounding area would not be adversely harmed by the proposed development, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).
- The proposal would not adversely impact upon the safety of the surrounding highways, in accordance with Policy LP13 of the Peterborough Local Plan (2019).
- The proposal would not unacceptably impact upon the amenity of neighbours, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The amenity of future occupiers of the proposed development would obtain an acceptable level of amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The proposed dwellings could be constructed to meet the requirements of Part M4(2) of the Buildings Regulations, in accordance with Policy LP8 of the Peterborough Local Plan (2019).
- The proposed development would not result in adverse harm to local wildlife, in accordance with Policy LP28 of the Peterborough Local Plan (2019).
- The proposal would not contribute to unacceptable to the amenity of trees, in accordance with Policy LP29 of the Peterborough Local Plan (2019). -Subject to measures being applied, the proposed scheme would not be at adverse risk to contamination, in accordance with Policy LP33 of the Peterborough Local Plan (2019).
- The proposed development would not be at adverse risk of flooding and appropriate measures are secured for drainage management, in accordance with Policy LP32 of the Peterborough Local Plan (2019).
- Subject to measures being appropriately applied, it is not considered that the proposal would unacceptably impact upon any significant, known buried heritage assets, in

accordance with Policy LP19 of the Peterborough Local Plan (2019).

5.2 21/00641/HHFUL - 71 Elmfield Road Dogsthorpe Peterborough PE1 4HA

RESOLVED

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSE** the application. The Committee **RESOLVED** (6 For, 4 Against, 1 Abstention) to **REFUSE** the planning permission.

REASON FOR THE DECISION:

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

The proposed single storey rear extension would by virtue of its siting, height, depth, scale and close relationship to 69 Elmfield Road, result in an unacceptable dominant and overbearing impact on the living conditions of the occupiers of the adjoining dwelling and their main garden area. The proposed extension would result in unacceptable harm to the residential amenities of neighbouring occupants at 69 Elmfield Road, contrary to Policy LP17 of the Peterborough Local Plan (2019).

5.3 21/00851/HHFUL - 32 Sallows Road Peterborough PE1 4EU

RESOLVED

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officer recommendation and **GRANT** the application. The Committee **RESOLVED** (6 For, 5 Against) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASONS FOR THE DECISION

Approved contrary to officer recommendation on the grounds that the provision of additional living accommodation to meet the medical needs of a disabled child warrants sufficient exceptional personal circumstances to outweigh the detrimental impact of a terracing effect on the street scene that would occur as a result of the proposed two storey side extension. Approved with conditions delegated to officers comprising time commencement, approved plans and matching materials.