

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD AT 1:30PM, ON
TUESDAY, 23 NOVEMBER 2021
ENGINE SHED, SAND MARTIN HOUSE, BITTERN WAY, PETERBOROUGH**

**5.1 21/01151/R4OUT - Former Peterborough Market And Car Park
Site Northminster 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** (8 for, 2 abstentions) to **GRANT** the planning permission subject to relevant conditions delegated to officers

REASONS FOR THE DECISION

Subject to the imposition of the attached conditions, and the securing of the planning obligations through a legal agreement, 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 site lies within the Northminster Development Area, within the City Centre Core and the proposal would deliver a high quality development, which would enhance the vitality and viability of the city centre and stimulate further investment in the city centre; while at the same time would boost the supply of housing in what is a highly sustainable location. The proposal therefore accords with policies LP3, LP6 and LP47 of the Adopted Peterborough Local Plan (2019) and paras. 86 and 119 of the NPPF (2021);
- The proposal is a 'build to rent' scheme and would provide a 100% affordable private rent tenure in accordance with Annex 2 of the NPPF (2021) and NPPG (2018); and will meet access standards and the changing needs of people over time in accordance with policy LP8 of the adopted Peterborough Local Plan (2021);
- The substantial public benefits of this proposal would outweigh the identified harm due to the best views from Northminster moving forward to become a framed view, which is less than substantial. The proposal would not have an unacceptably adverse impact on the setting and significance of the Grade I listed Peterborough Cathedral, the Grade II Peterscourt or on the character and appearance of the Park and City Centre Conservation Areas and therefore accords with policies LP19 and LP47 of the adopted Peterborough Local Plan (2019) and paras. 194, 197, 199 and 202 of the NPPF (2021);
- An programme of archaeological works would be secured to ensure that disturbance to buried archaeological remains is minimised and managed in accordance with policy LP19 of the adopted Peterborough Local Plan (2019) and paras. 194, 195 and 205 of the (2021);
- Illustrative plans indicate a building of high quality design which would respect the surrounding context and has the potential to add to the local distinctiveness of the area and create a sense of place. Hence the proposal accords with policies LP16 and LP31 of the Adopted Peterborough Local Plan (2019) and paras 126 and 130 of the NPPF;
- The proposal would not unduly impact on the surrounding highway network. The site is

accessible by a choice of means of transport the proposal would ensure that a safe and convenient access for all users would be available. Hence the proposal would accord with policy LP13 of the Adopted Peterborough Local Plan (2019) and paras 110 and 111 of the NPPF (2021);

- Illustrative plans indicate an enhancement to the public realm and Laxton Square to the benefit of the visual amenity of the area, along with biodiversity enhancement in accordance with policies LP16, LP28 and LP29 of the adopted Peterborough Local Plan;
- Obligations would be secured for the enhancement of off-site Public Open Space in accordance with policy LP21 of the Adopted Peterborough Local Plan (2019);

- The proposal has demonstrated that the site can be suitably drained, will incorporate SuDS into the proposal to reduce surface water run-off and adequate foul water treatment and disposal can be achieved. The proposal therefore accords with policy LP32 of the Adopted Peterborough Local Plan (2019) and para 169 of the NPPF (2021);

- Subject to appropriate noise mitigation the proposal would provide a satisfactory level of amenity for future occupants of the development in accordance with policy LP17 of the Adopted Peterborough Local Plan;

- Illustrative plans indicate that the development can be implemented without any unacceptable adverse impact upon neighbouring amenity in accordance with policy LP17 of the adopted Peterborough Local Plan (2021);

- Subject to conditions any contamination within the site will be identified and satisfactory remediation would be secured in accordance policy LP33 of the adopted Peterborough Local Plan (2019) and para. 183 of the NPPF (2021).

5.2 21/00913/FUL - 197 Crowland Road Eye Green Peterborough PE6 7TT

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** (8 for, 2 against and 1 abstention) to **GRANT** the planning permission subject to the restriction to gypsy and traveller occupation and other conditions delegated to officers.

REASON FOR THE DECISION:

The proposal was acceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan.

5.3 21/01418/HHFUL - 54 Tollgate Bretton Peterborough PE3 9XA

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officers recommendations and **GRANT** the application. The Committee **RESOLVED** (8 for, 2 against) to **GRANT** the planning permission subject to the submission of details for 1.8m high boundary treatment and any other necessary conditions delegated to officers.

REASON FOR THE DECISION:

The proposal is acceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan.