

**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE  
MEETING  
HELD AT 1.30PM, ON TUESDAY, 20 FEBRUARY 2024  
COUNCIL CHAMBER, TOWN HALL, PETERBOROUGH**

*To be read in conjunction with the agenda and supplementary agenda for the meeting.*

[\(Public Pack\)Agenda Document for Planning and Environmental Protection Committee, 20/02/2024 13:30 \(peterborough.gov.uk\)](#)

[\(Public Pack\)Supplementary Agenda Supplement for Planning and Environmental Protection Committee, 20/02/2024 13:30 \(peterborough.gov.uk\)](#)

*Should you wish to listen to the debate had, please visit Peterborough City Council YouTube Channel at*

[Planning and Environmental Protection Committee - Tuesday 20 February, 2024 1.30 pm \(youtube.com\)](#)

**Committee Members Present:** Iqbal (Chairman), Jamil (Vice Chairman), A Bond, Fitzgerald, Harper, Hogg, Hussain, Jones, Rush, Sharp, and Warren.

**Officers Present:** Sylvia Bland, Development Management Group Lead  
Phil Moore, Phil Moore, Development Management Team Leader  
Alan Jones, Principal Minerals and Waste Officer  
Molly Hood, Senior Development Management Officer  
Lee Walsh, Team Leader Planning Compliance  
Colin Sweeney, Interim Senior Democratic Services Officer  
Karen Dunleavy, Democratic Services Officer  
Chris Gordon, Planning Solicitor  
Joanna Turnham, Solicitor  
Sarah Hann, Principal Engineer (Highway Control)  
Ross Percy-Jones, Principal Transport Planner

**Speakers Attendance:** in **22/00600/MMFUL - Eye Landfill Site Eyebury Road Eye Peterborough**  
Ward Councillor Steve Allen

**22/01793/FUL - Land To the North Of Lynch Wood Peterborough**  
Parish Councillor Steve Swan, Ward Councillors Day and Stevenson  
Agent/Applicant/Supporter - Emily Armstrong, Peter Campbell and Paul Smith

**24/00025/HHFUL - 140 NORTHFIELD ROAD MILLFIELD PETERBOROUGH PE1 3QE**  
Ward Councillor Khan  
Applicant – Mrs Ali

**39. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**40. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**41. MEMBERS' DECLARATION OF INTENTION TO MAKE REPRESENTATIONS AS WARD COUNCILLOR**

There were no declarations to speak as Ward Councillor.

**42. MINUTES OF THE MEETING HELD ON 12 DECEMBER**

Committee approved the minutes of the meeting held on 12 December 2024.

**43. PLANNING AND ENFORCEMENT MATTERS**

**43.1 22/00600/MMFUL - EYE LANDFILL SITE EYEBURY ROAD EYE PETERBOROUGH**

A motion was proposed and seconded to **REFUSE** the application as per officers' recommendation. The Committee **RESOLVED** (Unanimous) to **REFUSE** the planning permission.

**REASONS FOR DECISION**

The proposal was 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:

- R 1 The submitted transport information does not demonstrate that there will be no significant residual cumulative adverse impact on the adjoining public highway in terms of both highway safety and capacity, contrary to Policy LP13 of the Peterborough Local Plan.
- R 2 Eyebury Road was unsuitable in its present condition to take the type and amount of additional HGV traffic likely to be generated by this proposal, and there was no scope for improvements to be carried out to this road, therefore the manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety and free flow of traffic on the adjoining public highway, contrary to Policy LP13 of the Peterborough Local Plan.
- R 3 The proposal had not demonstrated clear and convincing justification for the harm it would cause to the setting of Bar Pastures Scheduled Monument as required by Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 21.

**43.2 22/01793/FUL - LAND TO THE NORTH OF LYNCH WOOD PETERBOROUGH**

**RESOLVED:**

A motion was proposed and seconded to **GRANT** the application as per officer recommendation. The Committee **RESOLVED** (Unanimous) to **GRANT** the planning permission subject to relevant conditions delegated to officers, together with updated

conditions 10,26 and 27 and condition 24 to be included in the section 106 agreement.

### **Reasons for Decision**

Subject to the imposition of the conditions and updated 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 proposal aligned with the allocation of the site under Policy LP4 and LP46.1 of the Peterborough Local Plan 2019.
- The development would not result in unacceptable residential amenity impacts or visual harm to the character and street scene of Lynch Wood – compliant to Policies LP16 & LP17.
- In principle the development was acceptable on highway grounds, with justification and conditions for parking. The development accords with Policy LP13.

2.36pm - At this point the meeting adjourned to take a five minute comfort break.

The Committee agreed for the Ward Councillor and Applicant to speak on the following item 24/00025/HHFUL - 140 Northfield Road Millfield Peterborough PE1 3QE

### **43.3 24/00025/HHFUL - 140 NORTHFIELD ROAD MILLFIELD PETERBOROUGH PE1 3QE**

#### **RESOLVED:**

A motion was proposed and seconded to go against officer recommendation **GRANT** the application. The Committee **RESOLVED** (7 For, 3 Against and 1 Abstention) to **GRANT** the planning permission subject to relevant conditions delegated to officers, together with the updated condition.

#### **REASON FOR DECISION**

Members felt that whilst there was a conflict with Local Plan policies LP16 and LP17, the child's needs were a material consideration that outweighed the loss of amenity and design for current and future residents of the property.

CHAIRMAN  
Start: 1.30pm - End 4:17pm