

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 8 NOVEMBER 2011 AT 1.30PM

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**UPDATE REPORT &
ADDITIONAL INFORMATION**

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PETERBOROUGH CITY COUNCIL

PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS

Procedural Notes

1. Planning Officer to introduce application.
2. Chairman to invite Ward Councillors, Parish Council, Town Council or Neighbourhood representatives to present their case.
3. Members' questions to Ward Councillors, Parish Council, Town Council or Neighbourhood representatives.
4. Chairman to invite objector(s) to present their case.
5. Members' questions to objectors.
6. Chairman to invite applicants, agent or any supporters to present their case.
7. Members' questions to applicants, agent or any supporters.
8. Officers to comment, if necessary, on any matters raised during stages 2 to 7 above.
9. Members to debate application and seek advice from Officers where appropriate.
10. Members to reach decision.

The total time for speeches from Ward Councillors, Parish Council, Town Council or Neighbourhood representatives shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.

The total time for speeches in respect of each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.

1. Objectors.
2. Applicant or agent or supporters.

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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 8 NOVEMBER 2011 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent /Supporters/Parish Council/Town Council/Neighbourhood Representatives
6.1	77	11/00885/FUL – LAND TO THE NORTH OF THE VILLAGE HALL, GUNTONS ROAD, NEWBOROUGH, PETERBOROUGH	Councillor David Harrington Councillor Ward Mr Sam Metson (Bidwells)	Ward Councillor Parish Councillor Agent
6.2	89	11/01363/OUT – 44 ASHCROFT GARDENS, EASTFIELD, PETERBOROUGH, PE1 5LP	Councillor Nabil Shabbir (Provisional) Mr and Mrs Skeritt (Local Residents) Mr Barry Nicholls	Ward Councillor Objectors Planning Consultant
6.3	99	11/01383/FUL – 171 MAYORS WALK, WEST TOWN, PETERBOROUGH, PE3 6HB	Councillor Nick Arculus Mr Phil Rolfe (Local Resident) Ms Janice Kendrick	Ward Councillor Objector Agent
6.5	129	11/01562/FUL – REAR OF 78 WELAND ROAD, DOGSTHORPE, PETERBOROUGH	Councillor Chris Ash Councillor Bella Saltmarsh Mr John Dadge (Barker Storey Matthews)	Ward Councillor Ward Councillor Agent

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BRIEFING UPDATE

P & EP Committee 8 November 2011

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1	11/00885/FUL	Land To The North Of The Village Hall, Guntons Road, Newborough, Peterborough, Development of 18 dwellings, associated access and parking.

Following re-consultation, no further representations have been received.

The Agent has confirmed that the responsibility of the trees fronting Guntons Road has been transferred to nos 1-3 Harris Close.

2	11/01363/OUT	44 Ashcroft Gardens, Eastfield, Peterborough, PE1 5LP, The construction of two additional two bedroom properties each with parking space and garden. Access made off Reeves Way.
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Correction to Section 8: Conclusions

Delete 'Subject to the imposition of the attached conditions, the proposal is acceptable', replace with 'The proposal is unacceptable'

Cllr Shabbir has submitted the following comments:-

Having looked at the above planning application in light of consultees' comments and application history I would support Mr Ikbal's application for the following reasons:

1. No objections from consultees
2. Mr Ikbal has been amending his application to comply with planners requirements
3. Section 106 funds would benefit the wider community
4. Minimal objections from neighbours

In my opinion development would replace the view of a dilapidated rear garden fence and would enhance Reeves Way street view as well as providing extra housing in the area.

I am sure that Mr Ikbal's agent and planners would be able to iron out any changes required so both parties are satisfied with final planned development, avoiding any future incurrence of unnecessary expense by Mr Ikbal and waste of planner's time.

3	11/01383/FUL	171 Mayors Walk, West Town, Peterborough, PE3 6HB, Construction of a detached two bed dwelling – Resubmission.
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2x Letters of Representation from 1, 2 & 4 Woodfield Road have been received with respect to the submitted amended plans;

- Visibility splays are not considered to alleviate issues with illegal parking; and
- The alterations to first floor rear windows will result in a featureless blank wall.

Officer Response: Issues of illegal parking are separate to the planning process. Highways have responded stating they are satisfied with the submitted splays and the site can accommodate sufficient off street parking without causing a highway safety hazard complying with Local Plan and Core Strategy policy.

Officer Response: The rear first floor window serving Bed 2 has been altered to a high level window to mitigate overlooking to 169 Mayors Walk. This amendment would result in an additional brick work facing 169 Mayors Walk, however this elevation stands at only 4.9m to eaves and would overcome the issue of overlooking to 169 whilst providing additional light to Bed 2. This elevation would be visible from neighbouring rear gardens however not visible from the public realm and street scene, therefore on balance is not considered to unacceptably detract the character or appearance of the area.

Further to receiving the Petition, an additional signatory from 9 Woodfield Road was submitted.

A letter has been received by Mr. Rolfe, which adds the following points to the submitted Petition:

- The proposed scheme does little to achieve target for new homes set out in the Councils Spatial Strategy, however will contribute to congestion and overcrowding;
- The proposal fails to meet PPS1 as the scheme fails to ‘protect and enhance ... the quality and character of ... existing communities’;
- The proposed scheme will result in a squat building, lower in height and width than neighbour buildings, using a square rather than round bay window on a street which is characterised by 3 bedroom properties on a building line. The proposal would result in an odd building in an odd location which would add to overcrowding and overdevelopment of Woodfield Road. The proposal does not ‘respond appropriately to the particular character of the site and its surroundings’ (Policy CS16); and
- The proposal would result in a loss of light to No.2 Woodfield Road – these openings are the only source of light from the North of the property.
- Why is this application for approval and the other at Ashcroft Gardens for refusal, the schemes are similar?

Officer response:

- Each application is considered on its own individual merits taking into account, amongst other aspects, the character and context of the area. Planning permission is not granted to meet Spatial Strategy Targets;
- The proposed dwelling is of a lower height in relation to neighbour properties, which mitigates adverse impact to neighbour amenity, for example overshadowing to No.169 Mayors Walk or distances to rear windows of 171 Mayors Walk; however the style, design and detailing are representative of the street scene. The juxtaposition of the dwelling, set back fronting the highway, would be consistent with the context of the area.
- The building line is one of a number of factors when reviewing the context of the area. Each application is considered on its own individual merit. It is considered, on balance, that the size, scale and appearance of the proposal and its juxtaposition to neighbour properties would not result in a visually prominent building and it would blend into the street scene. It would not, for example, protrude significantly further forward than 1A Woodfield Road. The proposal is considered to respect and be representative of the character and appearance of the area.
- With respect to No.2 Woodfield Road, if these North facing windows are the only source of light to a dining room/kitchen, to which no letter of representation to date has raised, this could potentially result in harm to neighbour amenity. However, it is considered these are secondary windows, the main windows to the kitchen served by rear windows. Whilst the loss of light is noted, there are other rear windows providing light therefore is not considered to form an independent reason for refusal.

Reference is made to a proposal for the erection of a dwelling to the rear of 44 Ashcroft Gardens (11/01363/OUT); this is a separate application, each of which are considered on their own individual merit.

Other matters were raised in the letters of representation received, however no new planning objections were raised which have not been covered previously in the Committee Report.

4	11/01458/R3FUL	<p>Stanground College, Peterborough Road, Stanground, Peterborough, Construction of a three storey academic block and extension to the sports block to create new facilities including a swimming pool. Associated alterations to pedestrian and vehicular accesses including new service access and driveway. Demolition of the existing main school buildings (excluding the sports halls, the Hair and Beauty bungalow, and the Construction bungalow) and</p>
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		reinstatement of the land including alterations to existing parking facilities and landscaping, and creation of additional sports pitches.
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Clarification was requested from Anglian Water, relating to their comments on the Flood Risk Assessment. They had been concerned that the FRA referred to parts of the system as being public sewer, when they are actually private. This has been clarified with the applicant, and Anglian Water have no objection. They have accepted that the overall reduction in impermeable area will reduce the impact overall.

Anglian Water have stated that PCC need to be satisfied that there will not be any unacceptable impact on the surface water system during demolition and construction, during which period the amount of impermeable surface area will temporarily increase. The City Council's Drainage Engineer has advised that particular attention will need to be paid to the balancing pond across Peterborough Road, into which the surface water system discharges. An informative will be added to the decision notice, should Members resolve to grant consent, to advise the construction team to liaise with the Drainage Engineer so that the system can be managed appropriately during the construction and demolition period.

The Drainage Engineer has also commented that he would like to see details of the sub-surface pipe and associated work, including the cellular storage system, therefore a drainage details condition is recommended.

The recommendation is therefore amended to:

The Head of Planning Transport and Engineering recommends that this application is APPROVED subject to the following conditions:

C1-C26 as per the main report

C27 Prior to the commencement of construction, details of the proposed surface water drainage system, including technical details of the installation, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate facilities for the disposal of surface water, in accordance with Policy

5	11/01562/FUL	Rear Of 78 Welland Road, Dogsthorpe, Peterborough, Construction of bungalow part retrospective/part amendment to existing bungalow including reduction of ridge height and repositioning of rear wall.
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a) Further objection received from 46 Figtree Walk stating that the *'copy of the original 2002 approval is significant since it mentions the boundary distance, our visual amenity and in particular R8 which is relevant as the bungalow as built is in breach of the conditions and is not as the approved plans. This bungalow is nothing like the original.'*

b) Correct error made in Section 9: Recommendations

If the S106 has not been completed before the expiration of the application following this resolution without good cause, the Head of Planning, Transport and Engineering Services be authorised to refuse planning permission for the reason stated below:

R1 A request has been made by the Local Planning Authority to secure a contribution towards infrastructure implications of the proposal however, no S106 Obligation has been completed and the proposal is therefore considered to be contrary to Policies CS12 and CS13 of the Peterborough Core Strategy DPD (2011).

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To Whom It May Concern:

Re: Planning application ref: 11/00633/OUT; 44 Ashcroft Gardens, PE1 5LP

Having looked at the above planning application in light of consultees' comments and application history I would support Mr. Iqbal's application for the following reasons:

1. No objections from consultees
2. Mr. Iqbal has been amending his application to comply with planners requirements.
3. Section 106 funds would benefit wider community
4. Minimal objections from neighbours

In my opinion development would replace the view of dilapidated rear garden fence and would enhance Reeves Way street view as well as providing extra housing in the area.

I am sure that Mr. Iqbal's agent and planners would be able to iron out any changes required so both parties are satisfied with final planned development, avoiding any future incurrence of unnecessary expense by Mr. Iqbal and waste of planner's time.

Regards,



Cllr. Nabil A. Shabbir
East Ward

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44 Ashcroft Gardens Application Statement

Previous Applications:

- 11/00633/OUT (Refused)
- 11/01363/OUT (Current Pending)

The original application was made to discuss whether the proposal of 2 dwellings to the rear of 44 ashcroft gardens was 'in principle' acceptable. This was refused as *"The proposed development would overdevelop this rear garden site, resulting in a cramped form of development, that would be uncharacteristic of the layout pattern and character of the sites in the surrounding area, to its visual detriment."*



Map 01: Showing Site at Ashcroft Gardens

It is important to note that the property already has over twice as much garden as its directly neighboring and local surrounding properties. After the proposed development the property would still have a larger garden and amenity space than the existing stock.

The second application was designed to address how the development would fit in, provide adequate design, parking and amenity space to the proposed properties. The main submission target was to show the proposed site on the street scene in harmony with its environment. This application has been referred to as 'the same' as the previous application and therefore unacceptable. However we have looked at the design and its proposals while re-visiting the site to be sure that we had achieved the appropriate solution as brought up in the refusal.

It is important to note that this application has been assessed on the space requirements for housing, the appearance and the needs of the proposed occupier. It fits in well with the street scene following the available character of the area and housing stock as well as a design that is in fitting of its local surroundings.

Examples of Increased density in Peterborough

The following information shows existing case studies in Peterborough of increased density due to the development of existing housing. These cases have all been approved by the Peterborough City Council.

It is important to note that this document is not to highlight that Peterborough is being over developed but to highlight why some cases allowing further development on existing sites has been made acceptable.

Case 01: South View Road

Approved: 09/01358/FUL



Fig 01: Showing South View Road Prior to development with rough outline

The site at South View Road included the purchasing of peoples back gardens in addition to a garage site in order to create a development for 40 dwellings. The majority of the existing dwellings themselves have become at least two thirds the size they were originally roughly matching the houses across the road.

The original dwellings range from between 1 house per every 250msq to 400msq (taking average at 1 for every 300msq). These were reduced to 1 house for every 150msq with the new dwellings roughly 1 for every 200msq. This has not only increased the amount of people and traffic but increased the density of the area significantly.



Fig 02 and 03: Showing South View Road new properties

The houses and access roads on the proposed site are nothing like the existing stock from South View Road but are their own scheme. The main problem to highlight is on the street scene at the access to the site (as shown in Fig 04 below) as the house connecting the site looks nothing like that of the existing street scene.



Fig 04: Showing South View Road site access with new property

Case 02: Roman and Saxon Court, Stanground
Approved: 11/00107/FUL

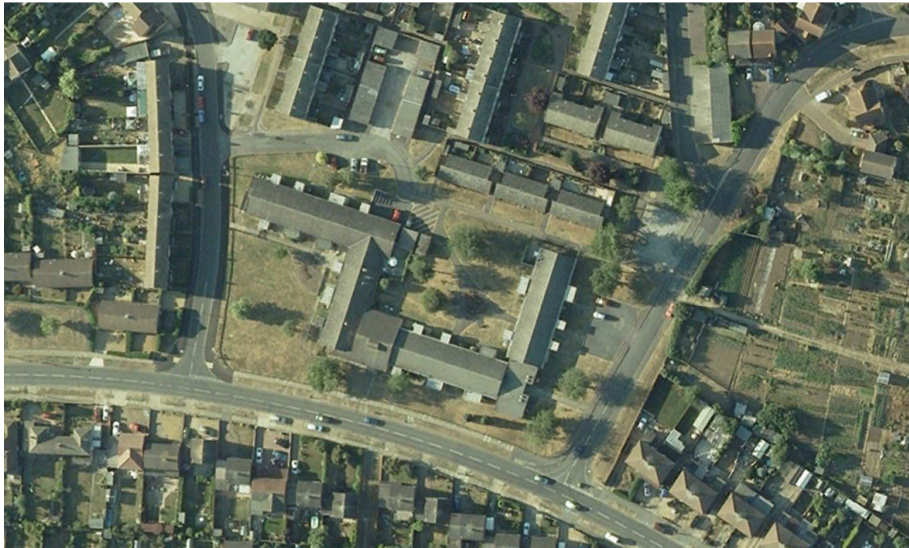


Fig 05: Showing Roman and Saxon Court prior to development

The site at Roman and Saxon Court is for "Demolition of 33 existing sheltered housing bungalows and 6 bungalows and redevelopment of the site to provide a new Extra Care sheltered housing development comprising of 79 one and two bedroom flats, ancillary accommodation, car parking, landscaped amenity space and electricity sub station". In essence the removal of 39 bungalows and erecting of 29 x 1 bedroom 2 person flats and 50 x 2 bedroom 3 person flats. This doubles the existing density on site.



Fig 06: Showing Roman and Saxon Court development with site boundary

Case 03: 22 Fletton Avenue Fletton Peterborough PE2 8AU
Approved: 07/01832/FUL



Fig 07: Showing the rear of 22 Fletton Avenue with foundations in for development

This site shows the property is to have another dwelling to the rear. This seems to follow a similar density to its neighbours but in development this is completely different to the street scene and neighbouring properties. This is a good example of a property selling a portion of its garden space in order to allow for another dwelling.

**Case 04: Land To Rear Of 49 Southfields Drive, Stanground, Peterborough
PE2 8PX
Approved: 06/01549/FUL**



Fig 08: Showing site

This site is another example of a property that has sold a portion of its garden to develop another property. What is particularly interesting in this case is not only that the properties footprint for the existing dwelling has been cut in half in order to allow for the bungalow (allowing each an incredibly small garden space), but the bungalow has been designed in such a way that it does not reflect any of the existing dwellings in the area being completely out of place on the existing street scene.



Fig 09 and 10: Showing street elevation completely different to the neighbouring properties

Case 05: 50 Thorpe Park Road Peterborough PE3 6LG
Approved: 06/00451/FUL



Fig 11: Showing site

This is an example of a property which has reduced its footprint by over a third in order to incorporate a new dwelling. Like Case study 04 this has been designed in a way that completely stands out from its neighbouring properties (in this case by the choice of roof tile).



Fig 12 and 13: Showing site on street elevation with distinctive roof tiles

Case 06: 34 Windsor Drive Peterborough PE3 6LG
Approved: 05/01362/FUL



Fig 14: Showing site

This is an example of a property which has reduced its footprint by nearly half in order to incorporate a new dwelling. Like Case study 04 and 05 this design stands out from its neighbouring properties (in this case by the choice of roof tile, the fact that the window frames are brown instead of white and that the proposed is a single dwelling with internal garage while neighbouring properties are semi detached).



Fig 15 and 16: Showing site on street elevation distinctive in style

Planning Committee meeting: Tuesday 8th November 2011

Planning Application Ref: 11/01383/FUL

Construction of 2 bed detached dwelling at 171 Mayor's Walk, West Town, Peterborough PE3 6HB

INTRODUCTION

I speak on behalf of a number of the residents of Woodfield Road: 49 neighbours signed a petition and 8 separate households have submitted objections to this application.

We understand that the Council has adopted PPS3 – Housing (2010), which states the principle of a proposal should not be considered acceptable because it is located on garden land. Our understanding is therefore that gardens are no longer to be classified as “brown field” sites and we trust that this means the Planning Committee will look more critically on buildings of this type in the gardens of family homes.

We believe that the reasoning behind the Planning Department's recommendation to refuse planning consent for the previous agenda item - the proposed development at 44 Ashcroft Gardens – applies equally here.

Furthermore, the proposed single dwelling in the garden of 171 Mayors Walk will make little impact on achieving the target for new homes set out in the Council's spatial strategy, but will contribute to congestion and overcrowding in the local area.

We oppose this application on 4 grounds:

PLANNING CONSIDERATIONS:

1. We believe that the application will have a detrimental impact on the character of the neighbourhood and its quality of life:

- i) Planning Policy Statement (PPS) 1 (Delivering sustainable development) sets out as one of its objectives “to improve people's quality of life” by “protecting and enhancing..... the quality and character of existing communities”. It is our view that this proposal fails this test.
- ii) Woodfield Road is made up of well-kept semi detached houses with bay windows, constructed in 1929 – 1930, a particularly attractive example of architecture and design of this period. Although many have been extended and improved, the street has retained its unique character. It is a quiet road populated largely by families and people who have lived here for many years: people who care about their homes and gardens, the environment and the local community.
- iii) In recent years we have seen a steady deterioration in the neighbourhood at the Mayor's Walk end of Woodfield Road. What were family homes have been converted into flats or multi-occupancy lets: properties tend to be neglected and there has been anti-social and criminal behaviour. The construction of yet another diminutive property at this end of Woodfield Road (which from the plans does not have the size or amenity space to be a genuine family home and is therefore likely to be let to several adults), will exacerbate this situation.

- iv) As the applicant acknowledges, previous applications “have highlighted the sensitivity and restrictions of the site”. Developments of this kind are irreversible and can very quickly change the physical nature of an area.
- The property at 171 Mayors Walk would lose its garden and would therefore be unlikely ever to return to use as a family dwelling.
 - Loss of garden area reduces natural drainage and potentially creates an increased risk of flooding.
 - As the Planning officer states, “there are no trees on site that contribute to the street scene” – that’s because the owner has gradually cut down all the well established trees in this garden over the past few years.
- v) This is a critical time for our neighbourhood. As we have seen in other parts of the city, there is a “tipping point” when the balance of mixed accommodation is tilted in favour of tenanted and multi occupancy properties. Once an area has changed, its character is lost forever.
- vi) It is ironic that the Design and Access Statement should refer to the “modern detached flat set over garages” opposite at 1A Woodfield Road as if this justifies building another inappropriate dwelling to match it. 1A is completely out of keeping with all the other properties, sited in an inappropriate position at a strange angle to the road and has a damaging effect on neighbouring properties. There was a protracted objection to this development, which was described by one councillor at the July 2008 Planning Committee meeting as “an abomination”. There has been acknowledgement from councillors and members of the planning department that it should never have been permitted, and an admission at the July 2008 Planning Committee meeting that the decision to grant the original planning consent had been a poor one. Clearly, this is relevant when considering the possibility of further cluttering up the end of Woodfield Road with another inappropriate property. The last thing the road needs is another “bookend” to quote from the Design and Access Statement! The development at 1A Woodfield Road should not be repeated or reflected in future applications, but should serve as a reminder of the consequences of a bad planning decision. Two wrongs don’t make a right!
- vii) The Planning Officer contends that the proposal is considered to “represent the spirit, character and appearance of the street scene and would not adversely affect the visual amenity of the area” We disagree.
- It is completely out of keeping with the character of the rest of the street scene, in size, scale, density, position and layout.
 - All the other houses in the street are good quality family homes with a minimum of 3 bedrooms and with appropriate garden area.
 - The plans show a squat little building, significantly lower in height and wider than the other houses, with a square rather than a rounded bay window.
 - The bedrooms appear to be built into the roof space.
 - Contrary to the Planning Officer’s assertion, it would not appear to follow the current building line, but would be at an angle to all the

other houses in the road. We believe that there is a strong case to retain the building line, given the character of the road.

- It would be another odd building in an odd location, a cramped little house which would not enjoy the open aspect of the surrounding properties and would add to the overcrowding and over-development at the end of Woodfield Road.
- There is no way that this proposal could be considered “to respond appropriately to the particular character of the site and its surroundings” (to quote from CS16 Urban Design and the Public Realm).

2. Secondly, we believe that highway safety would be compromised and there would be an increase in congestion:

- i) We believe that the proposal will create further traffic congestion and parking problems, given the number of flats, multi-occupancy lets and parked cars already at this end of Woodfield Road. The proposed off street parking for no 171 is close to a blind corner on an already narrow and congested section of road with little room for manoeuvre.
- ii) The 2 off road parking spaces for the proposed dwelling would be directly opposite the 3 garages at 1A, so there would be a total of 7 driveways / garages, all with restricted visibility near the junction with Mayor’s Walk.

3. Thirdly, we consider that there would be a negative impact on the amenity of local residents, given the size and scale of the building, and unacceptable overcrowding:

- i) We believe that the changes to the plans since the previous application do not deal with the fundamental issues:
 - The creation of additional parking for no 171 (which, incidentally, would not be required if the proposal is refused, since there is currently adequate parking at the southern end of the property), will greatly reduce what little *private* amenity space remains for 171 Mayor’s Walk, making its garden unacceptably small.
 - The latest proposal is sited in an almost identical location to the previous failed application (2008) and means that 171 Mayor’s Walk will be faced with a view of a solid brick wall less than 10 metres from its back door. The Planning Officer also recommended refusal in June 2011 because “*the juxtaposition and height of the proposed building would be overbearing when the occupiers of 171 use their remaining private amenity space.*” (Matt Thomson, Item no 4.4, 7 June 2011). Altering the roof design has not addressed this problem, and the latest proposal has not reduced the height of the building.
 - The proposed dwelling would still overshadow the neighbour’s garden at 169 Mayor’s Walk, as it would be sited to the west / south where the sun comes from.
 - The Planning Officer acknowledges that no2 Woodfield Road will lose light to the side windows but claims that these are secondary windows. However, the only source of light to the kitchen comes through the side window on the north of the property.

4. Fourthly, there is a lack of amenity space for future occupants

- i) The Design and Access Statement implies that the property would suit a “retired / working couple”. Why, then, would 2 people need 3 toilets and no storage space? It is our suspicion that the developer intends to turn the downstairs living area into a third bedroom, to create 3 bedsits, effectively circumventing the previous planning difficulties with the application for a 3 bedroom home on this garden.
- ii) We believe that, however the property is sited it cannot fit overcome the issues raised in the previous application refusal. Moving the property one way or the other within the limited space available simply creates a different problem.

CONCLUSION

Our hearts sank when we read the Planning Officer’s decision to recommend “on balance” – the same words as were used by the Planning Department when approving the original application to build the “abomination” of the flat above 3 garages at 1A Woodfield Road. The narrow interpretation of planning law does not address the range of issues here. We ask that the Planning Committee takes a more holistic view as there is much more at stake. Maintaining balance is important for the quality of life in the local community, preserving the character of the area and conserving gardens and open spaces.

Last year, Communities Minister Greg Clark said that “for years the wishes of local people have been ignored as the character of neighbourhoods and gardens has been destroyed, robbing communities of vital green space”. Peterborough prides itself on its environmental credentials, yet developments of this kind are irreversible and have a negative impact on the Environment Capital agenda.

This proposal does not serve the interests of the future occupants, the neighbours or the local community.

We urge the Planning Committee to reject this latest planning application.

Phil Rolfe



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IMPORTANT - THIS MAY AFFECT YOUR ELECTORAL WARD

To Councillors **Miners**, Saltmarsh and Ash
 Electoral Wards Dogsthorpe
 From Gemma George
 Officer to Contact Ms L C Lovegrove
 Telephone 454439

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

Date and Time of Meeting Tuesday 8 November 2011 at 1.30pm
 Meeting Location Bourges/Viersen Rooms
 Application Number 11/01562/FUL
 Application Details **Rear Of 78 Welland Road Dogsthorpe Peterborough.**
 Construction of bungalow part retrospective/part amendment to existing bungalow including reduction of ridge height and repositioning of rear wall

Attached is a copy of the report which will be considered by the Planning and Environmental Protection Committee on the date shown. The report raises issues which you may regard as sensitive and affecting the electors in the ward you represent.

IMPORTANT: PLEASE NOTE THE FOLLOWING

In light of the Court of Appeal decision in the Richardson Case, Ward Members are required to declare whether or not they have any personal or prejudicial interests in the same way as Members of the Planning Committee before they can address the committee. If you intend to address the committee or remain in the room whilst it is being debated you must speak first with Carrie Denness, Solicitor to the Planning Committee, to discuss any interest which you may have in this matter, telephone number 01733 452536 or via email on carrie.denness@peterborough.gov.uk.

It is not necessary for you to attend the meeting in person for this item. You can instead arrange for your comments to be passed on to the meeting by completing the box below and faxing it to 01733 452483 or telephoning the officer to contact above or Gemma George, Senior Governance Officer on 01733 452268 or via e-mail at gemma.george@peterborough.gov.uk. If you do intend to attend and speak at the meeting please inform Gemma George on 452268 by 12.00pm on the Friday prior to the meeting.

Comments

I PERSONALLY BELIEVE THIS ISSUE DESERVES TO BE RESOLVED AS SOON AS POSSIBLE. THEREFORE, I SUPPORT THE OFFICERS RECOMMENDATIONS.

Signed Cllr Miners Date 2/11/2011
 (continue on a separate sheet of paper if necessary)