

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 24 JULY 2012 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 – 24 JULY 2012 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
3.1	1	12/00979/FUL – LAND TO THE SOUTH OF EYEBURY COTTAGES, EYEBURY ROAD, EYE, PETERBOROUGH	Mr Paul Sharman	Agent

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Date 20th July 2012

Ref: --

**C/O Mrs George  
Peterborough City Council Planning Committee  
Planning Department  
Stuart House  
East Wing  
St Johns Street  
Peterborough  
PE1 5DD**

Dear Planning Committee member

**Re:** Planning application number 12/00979/FUL.  
Regarding the development known as ;  
Land to the South of Eyebury Cottages.  
Eyebury Road,  
Eye.  
Peterborough.

With regards to my application above and presented before you today, the 24th July 2012.

In further support of my application I would like to enclose the conservation officers comments from the 1st May 2012 for the previous refused application and their comments 8 weeks later from the 3rd July 2012 for this application (which is almost the same)

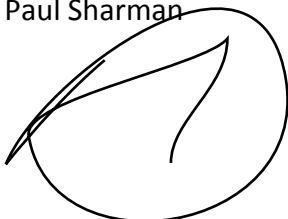
I would ask that you look at both of these and consider how, or indeed why they have changed and become diametrically opposed within this short time for the same building?

Obviously there is no consistency which makes it hard to know what to do.

The comedic thing is that what changes I did make were after reading the first set of comments..

Yours sincerely

Paul Sharman

A handwritten signature in black ink, consisting of a large, sweeping loop that encloses the name 'Paul Sharman' written in a cursive style.

# CONSERVATION COMMENTS

CONSERVATION TEAM REF. BC  
CASE OFFICER Mr M Roberts  
APPLICATION NO. 12/00462/FUL  
PROPOSAL Construction of a four bedroom dwelling with  
attached double garage and detached stables  
LOCATION Land To The South Of Eyebury Cottages  
Eyebury Road Eye Peterborough

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## COMMENT

Listed – No  
Conservation Area (Yes if relevant) –  
Article 4 (Yes if relevant) –  
Demolition – Yes / No  
**Notify DTLR pre-decision – Yes / No**

The Conservation Officer visited the site on 17<sup>th</sup> April 2012.

### Comments:

The proposal is considerably larger than the previously approved scheme. However, it is an assured composition with good elevations to both the East and West. The footprint is set well back from the highway paying due regard to the setting of the adjacent listed cottages. My only reservation relates to the external materials. The use of buff brick is mentioned together with natural grey/blue slates. This historic hamlet, of which all the buildings are listed, is characterised by the use of natural stone and originally Collyweston slate. That said I would prefer to use a decent natural slate than substitute or fake Collyweston. Regarding the walling I am prepared to consider a brick but would request that a one meter sample panel be prepared on site so that we can be confident of the choice. It may well be that a combination of brick and stone dressings could be used (for example lintels, bay windows). Each of the gables has prominent bargeboards. I would ask given the heritage setting that these be timber and not white UPVC. The principle of Velfac windows is acceptable subject to relevant manufacturer's details being submitted by via condition. Details of external doors and a landscape planting plan should also be conditioned.

The location, design and materials proposed for the ancillary stables are all acceptable.

Recommendation: Approval subject to the conditions outlined above.

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SIGNED

DATE 01.05.2012



## **Peterborough Core Strategy DPD (2011)**

### **CS01 - Settlement Hierarchy and the Countryside**

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where it is essential in connection with an agricultural, horticultural, forestry or other rural based enterprise.

## **4 Consultations/Representations**

The consultation period does not expire until 26<sup>th</sup> July and so an up date on representations received will be given at the meeting. In addition, the recommendation is for the Head of Planning Transport and Engineering to be given the authority to issue a refusal in the event that no further representations are received that raise issues that the Committee have not been able to consider. The comments received to date are as follows:

### **North Level District Internal Drainage Board**

No objections to the proposal but they require clarification on the sustainable drainage system proposed for dealing with surface water

### **Conservation Officer (03.07.12)**

The proposed dwelling is significantly larger than the dwelling that was previously approved, (reserved matters permission ref: - 11/00040/REM refers) for the site. It is also of a style and materials that are inappropriate for this rural location and adjacent listed buildings. The proposed scheme has many weaknesses compared with the approved scheme, fundamentally: design, materials, dominant garage building. The use of parapets, plinth and bargeboards to the garage are further negatives. The current proposal is considered to represent an over assertive building, which in size and design terms is more appropriate in an urban/suburban location. The frontage is over dominant with a flat fronted dwelling is the correct design approach, as per the design of the approved dwelling. The garage is significantly over height caused by the proposed accommodation in the roof. This results in a high ridge line that makes the building itself a dominant and not a subservient building in relation to the host building.

The approved dwelling is a relatively modest two storey building to be of natural stone under a replica Collyweston roof. A significant design treatment was the simple symmetrical arrangement and appearance of the west facing elevation. The design was that of simple farmhouse building. This should remain the approach to follow in the context of the location and setting cottage of the small cottages adjacent to the site that are grade II listed dwellings.

### **Building Control Surveyor**

Building Regulation approval is required. Part M applies. There is a need for suitable surfacing from the parking area to the principle entrance. The layout indicates a number of steps to the entrance.

### **Section 106 Minor**

A contribution to the infrastructure needs of the development will be required by The Planning Obligation Implementation Scheme.

### **Transport and Engineering Services**

The proposed dwelling is to be accessed from Tanholt Lane which is not a public highway therefore there would be no objections. The minimum vehicular access width should be 3.5m. A waste collection area should be provided adjacent to Eyebury Road as per the existing dwellings. Operational vehicle cleaning equipment is required to prevent mud being deposited on the public highway.

### **FAO Emma Doran Pollution Team**

Response awaited