

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 19 FEBRUARY 2013 AT 1.30PM

	Page No:
1. Procedure for Speaking	1
2. List of Persons Wishing to Speak	3
3. Briefing Update and Appendices	5

**UPDATE REPORT &
ADDITIONAL INFORMATION**

This page is intentionally left blank

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.

This page is intentionally left blank

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 19 FEBRUARY 2013 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
5.1	27	12/01919/FUL – STANGROUND SURGERY, WHITTLESEY ROAD, STANGROUND, PETERBOROUGH	Councillor Brian Rush Mr Phil Branston and Mr Shabbir Damani Ms Helena Ayre (Practice Manager) Mrs Lillian Swingler (Chair Stanground Patient Participation Group) Mr Robin Briscoe (Architect)	Ward Councillor Objectors Supporter Supporter Supporter
5.3	75	12/01922/FUL – R & P MEATS LTD, 55 CHERRY ORTON ROAD, ORTON WATERVILLE, PETERBOROUGH	Councillor June Stokes Mr Bernard Singer (Local Resident)	Ward Councillor Objector
5.4	83	12/01832/HHFUL – 39 THE GREEN, WERRINGTON, PETERBOROUGH, PE4 6RT	Councillor Paula Thacker	Ward Councillor

5.5	91	12/01429/FUL – NEWARK COURT, 7 NEWARK AVENUE, DOGSTHORPE, PETERBOROUGH	Councillor John Shearman Councillor Pam Kreling Mr Phil Branston (Local Resident) Mr Stephen Leadbitter (Welland Medical Practice)	Ward Councillor Ward Councillor Objector Supporter
5.7	115	11/01778/R4FUL – LAND WEST OF MONARCH AVENUE, FLETTON, PETERBOROUGH	Mr Mark Croker (Larkfleet Homes) and Mr Darren Blake (Homegroup)	Applicant and Supporter
5.8	133	12/01106/OUT – PERKINS SPORTS ASSOCIATION CLUB SITE, NORTH OF IDEAL WORLD, NEWARK ROAD, PETERBOROUGH	Mr John Dadge (Speaking on behalf of Ideal Shopping) Mrs Amaryllis Elphick and Mr Graham Scott (Local Residents)	Objector Objectors
5.9	155	12/01119/FUL – THE WESTWOOD, 85 MAYORS WALK, WEST TOWN, PETERBOROUGH	Councillor Yasmeen Maqbool Councillor Ed Murphy Mr Tim Slator (Planning Consultant)	Ward Councillor Objector Supporter

BRIEFING UPDATE

P & EP Committee 19 February 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	12/01919/FUL	Stanground Surgery, Whittlesey Road, Stanground, Peterborough. Extension and alterations to provide consulting rooms and administrative offices including alteration to access road and provision of new staff parking.

Additional Representations

Local Residents/Interested Parties

Objections

Following publication of the Committee Report, a flyer was issued to local residents in Stanground and Woodston through the publication 'The Viewer'. A copy of this flyer can be found at **Appendix A** of this Update Report. As a result of this flyer, 47 further objections were received to the application.

The objections are raised on the following basis:

- The moving of the existing Co-Operative Pharmacy from the centre of Stanground will result in the closure of the Post Office in Central Square.
- The moving of Stanground Pharmacy will hurt the pensioners who live in the local area by causing stress as a result of having to travel further and using Peterborough Road which is well known for the volume of traffic using it.
- There is no need for another Pharmacy in the location owing to the existing Pharmacy next door
- Where will local residents go for vital services if the Stanground Post Office closes?
- The site of the Stanground Surgery already has a nightmare entrance and blind exit, nearly opposite the fire station entrance/exit and is shared with the Dental Practice and Funeral Directors.
- The proposed relocation of the Co-Operative Pharmacy to the Doctors Surgery will increase congestion on Peterborough Road.
- The proposal risks the closure of the Post Office and puts 3 jobs at risk.
- There does not appear to be sufficient space within the site to accommodate growth of the Doctor's Surgery.
- The logical solution would be for the Doctor's Surgery to negotiate a link-up with the existing adjacent Pharmacy.
- The loss of the Pharmacy and Post Office in Central Square would be a great loss to the residents of Stanground.
- Concern that the proposal will result in the loss of Halls the Chemist.
- The loss of further services in Central Square means the area will become defunct, rundown and anti-social behaviour will increase.
- The City Council is not looking at the bigger picture if the move of the Pharmacy is permitted.
- Stanground does not need two Pharmacies in such close proximity to one another.
- It isn't justifiable making the existing junction any worse – this proposal would be dangerous to patients, visitors, school children, pedestrian and road users in the vicinity.
- Will the Council take responsibility for the extra volume of traffic and increased amounts of accidents that will take place if this proposal goes ahead?
- Query why a Doctor's Surgery has not already been provided within the new Cardea development
- The Planning Department has a responsibility to provide an area with infrastructure facilities such as schools, shops and doctors and if this application gets passed, the surgery in Cardea will never be built.

17 further standardised objection letters have also been received.

Officer Response: As Members will see, the flyer issued to local residents asks that objections be raised to the application on the basis of the proposed relocation of the Co-Operative Pharmacy from Central Square and the threat this poses to the possible closure of the Post Office. As already highlighted in the Committee Report, the dispensary proposed at Stanground Surgery does not require the benefit of planning permission and accordingly, any objections on this basis are not material planning considerations. The valid grounds of objection relating to parking and access have already been discussed in the Committee Report and the Local Highway Authority has raised no objections to the proposal. The issue relating to the provision of a Doctor's Surgery within the South Stanground ('Cardea') development is not a material planning consideration and therefore cannot be considered within this planning application.

Support

In addition, two letters of support have been received; one from the Stanground Surgery Patient Participation Group and one from a local resident. Their support is based on the following grounds:

- the proposed extension is essential for the Surgery to provide extra clinical rooms which are needed in order to increase the range of services provided and enhance the care of patients
- if the application is refused, medical provision in the Stanground area will soon become inadequate and patients will suffer as a result.

Withdrawn objections

Since publication of the Committee Report, a total of 39 local residents have contacted Democratic Services and Planning Services in respect of notification letters they have received for this Planning Committee.

It has been brought to Officers attention that these 39 contributors have either not submitted the received standardised objection letters or have instead signed a petition put to them by pharmacies and chemists throughout the City. Several respondents have informed Officers that they were not made aware of to what they were objecting to.

On this basis, all have requested that their objections to the application be removed, which the Local Planning Authority has complied with.

Queried Validity of the Planning Application

Mr Damani (owner of Halls the Chemist) who will be speaking before Members at Committee in objection to the application, has provided a 27 page document to which he will be referring. A copy of this document can be found at **Appendix B**. In respect of this document, Officers make the following comments:

Appendix 1 This application is for a self-contained A1 retail unit which was withdrawn by the Applicant on 23rd January 2012. The current application proposal is not the same as this withdrawn proposal. As detailed in the Committee Report, the current proposed dispensary is not an A1 retail unit and falls within Class D1 (the same use class as the Doctor's Surgery). Accordingly, it does not require the benefit of planning permission and this information is not a material planning consideration.

Appendix 2 Comments as per Appendix 1.

Appendix 3 Any permissions outside of the planning process are not a material planning consideration and therefore cannot be considered.

Appendix 4 The application has been assessed on the impact of increasing the number of patients served by the Surgery through the resultant increase in the number of consulting

rooms. This correspondence is not a material planning consideration.

- Appendix 5* This document does not relate to the current planning application and therefore is not a material planning consideration.
- Appendix 6* Officers have been informed at all stages of the application process of the likely intended operator of the dispensary. However, as previously advised, the dispensary does not require the benefit of planning permission as it is not an independent A1 retail unit.
- Appendix 7* The application has been assessed on the impact of increasing the number of patients served by the Surgery through the resultant increase in the number of consulting rooms. This correspondence is not a material planning consideration.
- Appendix 8* Comments as per Appendix 7.
- Appendix 9* The current application scheme addresses those reasons for refusal issued under application reference 12/01331/FUL. All matters relating to parking, access and highway implications are detailed in the Committee Report.
- Appendix 10* Comments as per Appendix 9.
- Appendix 11* Comments as per Appendix 9.
- Appendix 12* Comments as per Appendix 1.
- Appendix 13* Comments as per Appendix 9.
- Appendix 14* Comments as per Appendix 6.
- Appendix 15* Please see Officer comments below.
- Appendix 16* Please see Officer comments below.

Mr Damani has raised a further objection regarding the validity of the planning application (Appendix C). His objection relates to the incorrect notice being provided to all landowners in respect of the strip of land along the southern boundary of the site which would be used for the widening of the access road – this land belongs to the City Council of Peterborough.

Where the Local Planning Authority (LPA) becomes aware that the service of notice of planning application hasn't been served on all parties, then the LPA is duty bound to ensure that any third party is notified accordingly. As such, in these circumstances the Doctor's Surgery needs to ensure that the City Council, as an additional landowner, is served a Certificate B with 21 days to respond to the application.

On this basis, the Applicant has served further notice on the City Council (Children's Services and Property Services) dated 18th February 2013.

The City Council's Legal Officer has advised that the application can still go before Planning Committee prior to the expiration of the 21 days but any resolution to grant will require the 21 day period to have first time expired before permission may be issued. If there is a substantive planning objection raised during the consultation period then this would need to be brought back to PEP Committee for reconsideration of the decision, taking into account the objection.

Revised Recommendation

In light of the above, the Head of Planning Services recommends that Members **resolve to GRANT planning permission** (subject to the conditions set out in the Committee Report) subject to expiration of the additional 21 day notice period and no substantive planning objection being raised by the landowner.

Mr Damani has also objected to the incorrect notice being served on one landowner, 'Westgate Properties Limited', in terms of the company address. Officers do not consider that the incorrect notice has been served in this respect.

In addition, Mr Damani has provided further comments in respect of his view that the proposed dispensary is an A1 retail unit. These comments can be found at **Appendix D**. Officers raise no further response to these comments, as the assessment of the Pharmacy is clearly detailed in the Committee Report.

2.	12/01812/FUL	Former Petrol Filling Station, Oundle Road, Orton Longueville, PE2 7DF. Construction of 14 x two-bedroom apartments with associated car parking and amenity space.
----	--------------	--

This application has been withdrawn by the applicant.

3.	12/01922/FUL	R And P Meats Ltd, 55 Cherry Orton Road, Orton Waterville, Peterborough. Change of use of remaining part of residential garage to business use – Retrospective.
----	--------------	---

Additional Representations

Councillors

Cllr Sue Allen has made the following comments:

I write in support of the Residents of Orton Waterville and my colleague Cllr Stokes, in asking this committee to please refuse this application on the grounds that it would have a detrimental impact on the lives of these residents. These residents have already opposed this company before as their lives have been disturbed so many times with Huge Juggernauts parking in front of their driveways blocking them from getting out, lorries parking in the street which has a very narrow road. Next door neighbour having his cottage damaged by lorries trying to get down the entrance to the back of this building. Noise from deliveries. Any more expansion to these premises would have a further detrimental impact on their lives, and would not be fair to them. Where these premises are situated is in a conservation area of which I would like to see be protected. So please I ask this committee to oppose this application and seek to refuse this company from further expansion in support of the Residents that live there.

Cllr June Stokes has made the following comments:

I wish to speak in support of residents who are objecting to this retrospective application. I feel that this business has over expanded and this application is a sign that they intend to expand their business even more from these premises.

R & P Meats operates in what should be a quiet residential area of a conservation village. The Road is very narrow, and over the years the residents have had to put up with not being able to get out of their driveways due to lorries being parked, sometimes on the pavement blocking their exit. I have

been told by a resident that a few weeks ago lorry had broken down and a driveway was blocked for two and a half hours.

Whilst the lorries are parked waiting to be unloaded their refrigeration units are left running causing fumes to enter the properties.

Properties have been damaged by vehicles entering and leaving R and P meats due to the narrow entrance. I understand committee members have seen photographic evidence of this.

I am also concerned that should emergency vehicles have to access the road, they could be hampered by these vehicles being parked there in this very narrow road.

Residents have been disturbed both in the mornings by workers and vehicles arriving before 7am and again in the evenings by vehicles returning to the premises late at night, which to my mind is not acceptable.

I don't wish to be too repetitive so I have kept this very brief as I know residents whom have had first hand experience have listed all their objections in their report

4.	12/01832/HHFUL	39 The Green, Werrington, Peterborough, PE4 6RT. Two storey extension to existing dwelling.
----	----------------	---

The Occupier of No 6 Crester Drive has submitted the following:

I wish to object for the following reasons.

The outline plan would be obtrusive, as the applicant has confirmed on point 3 of the design and access statement, and would encroach on my privacy in my house and private use and enjoyment of my garden. Currently the applicant can see into my home from one of his bedrooms and I can see into his house from two of my bedrooms so moving the property line nearer will allow further intrusion on my privacy.

My purchase of this property involved consideration the privacy it enjoyed which is acceptable at the moment but this is now under threat. Should you give approval to the extension then the market value of my property would reduce as would my ability to sell it in the future.

If the large extension is built and I wish to have privacy in at least my garden I could consider planting trees. However they will take years to grow and when they do they will remove the natural light from my garden and dwelling.

Should the application be approved I shall be seeking reappraisal of my Council Tax banding as the resident at 2 Crester Drive enjoys a lower Council Tax banding because of close proximity of adjacent buildings.

The applicant recently erected a very large outbuilding on my boundary which he was subsequently ordered, by yourselves, to move away from the boundary. Whilst building this he would work evenings, early mornings and weekends and I fear he would duplicate this work pattern if given approval.

His previous application, which he withdrew, stated the extension would accommodate a 4th bedroom. The new application states he wishes to have a 4th bedroom (as per the design and access statement points 2 & 8), however the plans clearly show a 5th bedroom. Can you please clarify this irregularity.

I am very concerned and worried with the proposal and hope that you will consider the points I have raised. The area is currently peaceful and in keeping with a village location and I feel that the character would be irrevocably damaged by the applicants wish to build this large extension.

5.	12/01429/FUL	Newark Court, 7 Newark Avenue, Dogsthorpe, Peterborough. Demolition of the existing building and erection of health centre (Use Class D1) with associated car parking.
----	--------------	--

Additional Representations

Councillors

Councillor Peach has requested the following comments be presented to Members of the Committee:

"Dear Councillors,

Unfortunately I am at a Local Government Association meeting in London on Tuesday so cannot speak to the committee in person on the above application.

While I and I know a number of residents are generally welcoming of the proposal to amalgamate a number of doctor's surgeries on one site many residents have expressed grave concerns about this application.

In addition to a number of emails and letters I have received as one of the local councillors a number of residents turned up at the last neighbourhood committee meeting (minutes attached) to express their concerns.

These are the relatively narrow entrance (it will only be widened very slightly in this application), its very close proximity to the busy junction of Eastfield Road/Newark Avenue, its proximity to Newark Avenue infants & Junior School (with lots of small children crossing the road within yards of the application site) and perhaps most importantly the provision for on-site parking.

The person in charge of the project, Peter Whiteman, gave the neighbourhood committee a presentation and all of these above concerns were raised resulting in the motion that is recorded in the minutes that these points should be sent to the planners and yourselves at planning committee.

We were told at the presentation that the project/application would also include the purchase of the next-door bungalow and the use of the bungalows rear garden for extra parking. I note however that this does not seem to be in the application before you. Simon (Machen) was quoted as saying (top of page 3 on the attached minutes)

"Simon advised that the adjacent bungalow had been purchased to provide more parking. The Planning Authority could not support the application without the extra parking"

It would be misleading for Peter Wightman the Director of Primary Care at NHS Peterborough to say one thing about the planning application at a public neighbourhood committee meeting and then when the final application comes before you it is somewhat different.

At the end of the neighbourhood committee meeting the following was proposed and overwhelmingly agreed

"That the comments from this meeting be forwarded to Planning Officers as part of planning consultation process and that they take particular notice of the size of the development; parking at the site; the closeness to the junctions of Newark Avenue and Eastfield Road and Newark Avenue and Eastern Avenue and the closeness to Newark Hill Primary School."

I don't know if this was ever sent to planning officers but certainly a number of the points have not so far been addressed in the application you have before you.

I note that the planning report in front of you states on page 6 item (c) "therefore likely to result in increased demand for parking on the nearby public highway"

May I respectfully suggest that if permission is granted it is granted with the following conditions?

- 1) that before building starts the adjacent bungalow site is purchased and the bungalow demolished so that the whole bungalow site can be used for off street parking. The entrance/exit can then also be widened further.
- 2) that a pedestrian crossing is put near the junction of the Eastern Avenue and Newark Avenue to aid and encourage pedestrians to the above site.
- 3) that speed calming cushions are placed in Newark Avenue as it is a very long and straight road and does suffer from speeding traffic, as often witnessed by the police and Dogsthorpe/Park Ward Councillors.

Thanking you for your time and attention on this matter."

A copy of the Minutes referred to in Councillor Peach's comments can be found at **Appendix E**.

Officer response: In respect of Councillor Peach's requests above, Members should note that officers consider that the parking as proposed together with the available on street parking capacity is sufficient to meet the demands of the proposal. With regards to the second request, there is already an existing signalised pedestrian crossing at the junction of Newark Avenue and Eastfield Road. The introduction of another crossing is likely to cause further impediment to the free flow of traffic. With regards to speed calming measures, the Local Highway Authority has not requested such a measure as it is not considered necessary. Conditions must relate to the development being applied for. The proposed measure is not directly required by the planning application proposal and therefore, could not be conditioned.

Councillor Ash has also made the following comments:

"I wish to add a comment to the report on this application which is on the list for Tuesday's committee.

Having read the report I share the concerns regarding highways issues outlined in the report.

Although not in the Dogsthorpe Ward the ward boundary runs down the centre of Newark Avenue. The site is virtually opposite the junction of Newark Avenue and Eastern Avenue and a few yards from the busy junction at East field Road. Therefore there is likely to be some adverse impact for residents within the Dogsthorpe Ward.

Like the Park Ward councillors I have concerns regarding adverse impact on the highway and safe traffic movement and smooth flow at the two junctions and along this section of Newark Avenue

I am also concerned that if on site parking is in adequate then there will be on street parking which will add to the problems of road safety and traffic flows.

I note that similar concerns have been raised by the Police Liaison Officer and ask that the committee take on board the points raised by the liaison officer particularly the request to include conditions to ensure road safety. In addition request that parking and traffic flows are carefully monitored in order that remedial action is taken if necessary."

Local Residents/Interested Parties

Support

Since publication of the Committee Report, 8 further standardised letters of support have been received.

Objection

A further objection has been received from Mr Phil Branston on behalf of himself as a local resident and Alichem Ltd. His objections are on the following grounds:

- The application proposes a new Pharmacy which is an A1 retail shop. No mention of this is made in the application description and no floor area has been included on the application form. As a result, the additional staffing level and car parking standard has not been included in the assessment of the application. The Pharmacy will involve many site visits for repeat prescription collection and space for the delivery van to park. Planning policy has not been followed on the application for A1 use.

Officer response: The planning application has been assessed on the basis of an independent retail pharmacy (as set out in the Committee Report). It is acknowledged that the application has not been supported by a Sequential Test to site selection as the retail unit is outside any identified local centre. However, it is concluded that the proposed pharmacy use is appropriate given the proposed size and scale of the doctor's surgery and would not be better served within a local centre. To ensure that no future alternative retail use in such a location results, a condition is proposed to restrict the use of this unit to no other retail use other than a Pharmacy. With regards to the car parking assessment, the Local Highway Authority has confirmed that their assessment did include the potential for additional vehicular trips and car parking associated with such a use and therefore, this has already been discussed in the Committee Report.

- The application proposes 41 car parking spaces whilst the Local Highway Authority has calculated 65 spaces are required (not including the Pharmacy), a minimum shortfall of 24 spaces. By comparison, the Thomas Walker Medical Centre (contained 3 medical practices) has a staff car park of 44 spaces and patient car park of 54 spaces – 89 in total. At times this patient car park is full. The Newark Court car park space availability cannot be seen until the site is entered and therefore gridlock will result.

Officer response: The Thomas Walker Medical Centre is located in a completely different location within the City and therefore, no direct comparison can be made. Furthermore, this surgery has expanded over time and was well established before its most recent expansion. The Local Highway Authority has noted that this application proposal provides less car parking than the adopted standard; however this standard is a maximum. It has been concluded that the proposal would not result in any unacceptable impact upon highway safety.

- If the site is full, patients will park on the access road causing more congestion. It is suggested that patients park on Newark Avenue, but this is a main arterial route. At present, cars park down this road half on the footpath and two cars opposite each other cause a hazard. No travel plan has been carried out to assess the travel arrangements of the patients from the relocated premises. No account has been taken of the congestion periods outside this site.

Officer response: The implications upon the adjacent public highway, particularly Newark Avenue, have been fully assessed. The Applicant has provided a Travel Plan with the application submission and it is proposed to secure adequate implementation by way of a Section 106 legal agreement.

In addition, further comments have been submitted by Mr Wildash, a resident of Derby Drive:

For a council who aspires to being "green" why you have insisted on the demolition of a house to create a car park? My understanding is that a survey conducted about car ownership of people currently using the centres does not support your argument.

I am really concerned that the 2 story building will directly overlook our home and intrude on our privacy. In addition, it will be out of keeping with the area. I note that you recognise that the medical centre can attract crime and anti social behaviour. There is mention of physical security of the building. Does that mean 24 hours or only during normal opening times? I also note that there is no mention of operating hours and that the centre may open out of hours in some instances where local demand requires it. That is far too vague, as are your assumptions about vehicular movements. How can you make an assumption when you do not know the demand? There must be a closing time, say 7.30pm and any moment from that is consulted with the local community.

Can you confirm whether an environmental impact assessment has been carried out as I would be interested in it's findings.

Finally, are there any plans to increase the fencing between Derby Drive and the centre and as there is no mention, visitors using the centre will not be able to access the centre from Derby Drive?"

Officer response: Many of the issues raised by Mr Wildash have been dealt with in the Committee Report. The application was not accompanied by an Environmental Statement and given the size and scale of the development, the development does not require an Environmental Impact Assessment.

Assessment of the Planning Considerations

Parking, access and highway implications

In addition to the conditions already set out in the Committee Report, the Local Highway Authority has requested a number of conditions be imposed in relation to the time period for provision of car parking and the proposed access improvements, along with other measures to prevent any adverse impact upon the public highway.

As such, the following additional conditions are recommended by Officers:

C12 Prior to the first occupation of the building, the areas shown on drawing number 06/11/P/02 Revision E for the parking and turning of vehicles shall be drained and hard surfaced. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles in connection with the use of the building.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

C13 Prior to the first occupation of the building, the vehicular and pedestrian access shall be improved in accordance with drawing number 06/11/P/02 Revision E.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

C14 Any gates to be provided to the vehicular and pedestrian accesses shall be set back a minimum of 6 metres from the back edge of the public highway.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

- C15 Prior to the first occupation of the building, a Site Management Plan, including details of how parking will be restricted within the access road, shall be implemented in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

In addition, the following amendment is proposed to Condition C6 set out in the Committee Report:

- C6 Prior to the commencement of development, a Construction and Demolition Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following:

- Hours of construction;
- Haulage routes to and from the site;
- Temporary facilities for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction/demolition;
- Details of material storage;
- Details of all site welfare buildings/cabins;
- Details of vehicle-cleaning equipment (including specification and position);
- A noise management plan including a scheme for the monitoring of construction and demolition noise; and
- A scheme for the control of dust arising from demolition and site works.

Development shall be carried out in accordance with the agreed scheme and all vehicles leaving the site shall pass through the approved cleaning equipment before entering the public highway. In the event that the approved vehicle-cleaning equipment is inoperative, development operations reliant upon compliance with this condition shall be suspended unless and until an alternative equally effective method of cleaning vehicles has been approved by the Local Planning Authority and is operational on site.

Reason: To manage the impact that the construction phase of the development has on amenity and highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

6.	12/01734/FUL	Land On The South West Side Of Northey Road, Peterborough. Proposed gypsy and traveller site for one extended gypsy family containing two static caravans and two touring caravans.
----	--------------	---

Application withdrawn from agenda by Planning Services Manager. To be brought to 5th March Meeting.

7.	11/01778/R4FUL	Land West Of Monarch Avenue, Fletton, Peterborough. Erection of 59 dwellings.
----	----------------	---

A. Comments Received Too Late to Include In the Committee Report

Clr Walsh – Following a site visit and visit to an objector in Knights Mews I have the following comments:-

- Construction traffic was accessing the site from a passageway that runs from the High Street (bookmaker's premises), immediately behind properties in Knights Mews, and down to the site. This appears to have stopped, but the residents concerns are that this passageway will provide access to the site when it is completed, thus compromising security.
- Construction equipment has been working on the site for approximately a month, which suggests a "done deal" attitude and is not consistent with planning policies.
- Accessing the High Street from the location is quite challenging. Parked vehicles on the High Street obstruct the view and it is necessary to actually drive onto the High Street before making a turn onto it. The objector pointed out how difficult access is at night time. I could see for myself that even daytime is problematic. Obviously the situation will worsen with the new development. Rather than a simple pedestrian crossing, this location actually needs traffic lights installing. I am surprised that our Highways Department did not make this observation.

Officer's response:-

- The agent has confirmed that there is no intention to use the existing passageway running from the High Street behind Knights Mews for construction traffic, nor if planning permission is granted, will it provide access to the site when the development is completed.
- Any works carried out on site before the consideration of the planning application at Committee, are done at the applicant's own risk. The site clearing works that have taken place have had no bearing on the Officers recommendation or Members ability to fully consider the planning merits of the case at the Committee meeting and agree or disagree with the recommendation proposed.
- The Local Highway Authority did not consider that the additional traffic flows generated by the development would warrant the requirement for a new signalised junction on the High Street.

Wildlife Officer – No objections – It has been clarified that whilst not specifically mentioned in the Reptile report, when the site was surveyed there was no evidence of the presence of Great Crested Newts. On this basis the Wildlife Officer now raises no objections subject to an extra planning condition to require biodiversity enhancement measures to the proposed drainage pond area. An additional condition is recommended.

Police Architect Liaison Officer – No objections - There are a few plot specific recommendations. The void space to the south of Plots 21 and 22, should be designed to ensure that the space is not an attractive area for young people to hang about or for Fly Tipping to occur. The rear of garden Plot 22 appears to be an ideal location for a Den – out of site – likely to attract Anti Social Behaviour. Therefore it is advised that low fencing is provided to prevent vehicle access onto the land. Also that a defensive planting scheme (Low level but dense i.e. pyracantha or similar) to prevent access, but which does not restrict views is also considered.

All homes on the southern boundary should be provided with a 1.8m high close boarded rear boundary fence as a minimum to prevent access, as planting on this boundary is sparse in places.

Plot 20 – Rear gate should be brought forward to Plot 21 side fence line.

Plot 25/26/27/28 – Should be provided with a shared, self closing / self locking 1.8m high gate, positioned as close as practical to the front building line between Plots 26/27. Keys issued to only the residents who require access.

Plots 21/22 & 31 – Suggest that these more vulnerable boundary fences consist of 1.8m CB fencing, topped with 300mm trellis.

Plot 29 - Rear gate should be brought forward, closer to Plot 30 side gate.

Plot 32 - Rear gate should be brought forward to Plot 31 side fence line.

Plot 39 – Requires a side gate – similar location as that of Plot 38.

Officer Reply:

Condition 22 requests a landscaping scheme to be submitted and agreed by the Local Planning Authority, this can deal with the required defensive planting around plots 21 and 22 mentioned above.

Condition 24 requests the submission of boundary treatments details, this can deal with the boundary treatments required for security for all plots on the southern boundary, and plots 21, 22, and 31 mentioned above.

To deal with the side and rear access gates issues mentioned a new condition can be added.

B Amended Plans Received

These alter two of the houses types proposed, house type 2323 and 2324.

House type 2323 has increased in size from 74 sqm (796 sqft) to 82 sqm (887 sqft). There are now variations A/B/C of this house type, which now have either pitched, hipped, or gable front elevation roofs, previously they were all pitched roofs; and all the porches now have flat roofs rather than pitched.

House type 2324 has changed from a pitched to a hipped roof and the en-suite for bedroom 1 has been removed.

Officers consider that these proposed amendments would have not have any adverse visual impact on the character of the area, or have any harmful impacts any neighbouring sites. The increase in size of the properties 2323 could still be acceptably accommodated on the site with sufficient provision of garden ground. The proposed amendments to the house types and layout are therefore considered to be in accordance with Policies CS16 of the Core Strategy and Policies PP02, PP03, and PP04 of the Planning Policies DPD.

C Amended Recommendation / Changes to Conditions

Officers request that if Members are minded to accept the recommendation and approve the application, that they grant Delegated Authority to Officers to issue planning permission on completion of a further 14 day neighbour re-consultation on the amended plans, provided no further adverse comments are received on the changes made that have not already been considered by the Committee.

It is recommended that the following conditions be added:

Condition 25 – Prior to the commencement of the drainage pond works on site, a scheme of biodiversity enhancement measures for this area shall be submitted to and approved in writing by the Local Planning Authority. These approved measures shall be fully implemented on site prior to the completion of the drainage pond works and thereafter maintained in perpetuity.

Reason: In the interests of biodiversity in accordance with policy CS21 of the adopted Core Strategy and the NPPF.

Condition 26 – Prior to the erection of the boundary fences for the plots 20, 21, 25, 26, 27, 28, 26, 27, 29, 30, 31, 32, 38, and 39, the following information shall be submitted and approved in writing by the Local Planning Authority :-

- The position and design of the rear access gate for plot 20, which should be brought forward from its current position to be in line with the side fence of plot 21;
- The position and design of the side gate between plots 26 and 27. It should be positioned as close as practical to the front building line between Plots 26/27. It needs to be a shared,

self closing/self locking 1.8m high gate, with keys issued to only the residents who require access;

- The position and design of the rear access gate for plot 29, which should be brought forward from its current position closer to plot 30 side gate;
- The position and design of the rear access gate for plot 32, which should be brought forward from its current position to be in line with the side fence of plot 31;
- The position and design of the rear access gate for plot 39, which should be in a similar position as that of plot 38.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy.

8.	12/01106/OUT	Perkins Sports Association Club Site, North Of Ideal World, Newark Road, Peterborough. Residential development comprising up to 230 units, car parking, landscaping and associated works including means of access.
----	--------------	---

A. Safety Audit of Bus Gate

Since the report was drafted a Stage 1 Road Safety Audit has been undertaken on the Bus Gate. The Council's highway engineers have no issues with the findings of the safety audit and are satisfied that the two recommendations (1. adequate advance signing 2. HGV swept path review for northbound HGV's turning left into the Broadland) can be addressed at a detailed design stage.

B. Changes to Conditions

The applicant has also submitted a revised access drawing (9X4810-SK001 B). The Council's Highway engineers are content for this drawing to be approved. Therefore if members are minded to approve the application it is recommended that conditions 1,2 and 5 be replaced with the following conditions.

- C 1** Approval of the details of the siting, design and external appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 2** Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 5** The development hereby approved shall be carried out in accordance with the following approved details:-

Location Plan Drg 925-SK18
925-SK17
9X4810-SK001RevB
9X4810-SK002
Arboricultural Implication Report dated April 2012
Flood Risk Assessment dated July 2012
Ecology Appraisal dated May 2012

Transport Statement
Noise Assessment dated 18th June 2012
Heritage Desk-Based Assessment dated June 2012
Framework Residential Travel Plan dated July 2012
Planning Design and Access Statement dated July 2012
Phase 1 Land quality assessment dated MARCH 2008
Stage 1 Road Safety Audit

- C 6** Is now recommended for deletion. The condition set out that the housing mix should be as follows::
- 30% affordable housing of which 70% is of social rented tenure and 30% intermediate tenure
 - lifetime homes at a provision of 20%
 - wheelchair homes at a provision of 2% if 50 dwellings are proposed.

but this is a duplication of the content of the proposed Sec 106 so can be deleted.

- C 17** Is recommended for rewording as follows:

Prior to occupation, a travel plan shall be submitted to and approved in writing by the Local Planning Authority.

C. Revisions to the Sec 106

Since the report was drafted officers have received a further response from the Council's Transport Planning Officer. Through the S106 the officer is asking for

- Travel Plan monitoring fee - £750 a year for 5 years so £3750 total.
- Household Travel Information Packs. Packs should contain information about walking, cycling, public transport (bus and train) and car sharing. There will be a charge of £10 per pack for the leaflets and folders, packing and distribution to households to be organised by the developer. Developer to include a cover letter explaining the reasoning behind the travel information packs and a tear off slip offering the resident either: the option for new tenants to receive either a months bus pass OR a cycle voucher up to the value of £50 for a bike/equipment
- Installation of bus shelters, raised kerbs and real time passenger information screens.

The requirements above will be incorporated within the S106

D. Comments Received Too Late to Include In the Committee Report

Four further letters of objection raising the following issues:

- the existing access roads should be used and new roadways opening onto Newark Road should not be created.
- given that access to the site has not yet been settled for either the construction phase or for the site once occupied I feel this is not a time to be considering the contingency of a bus gate to manage changes in traffic that at this stage are hypothetical in the extreme.
- Putting a 'bus gate' on Newark Road would make it extremely difficult to get into the southern end of town.
- The only solution to this challenge would be to put traffic lights at the Oxney Road / Newark Road junction, and at the Palmers Road / Edgerly Drain Road junction.

- The proposal will result in an increased level of traffic that will use Empson Road as Empson Road will become the only option to access Edgerley Drain Road for vehicles travelling from the roundabout on Vicarage Farm Road to Oxney Road. Each morning and evening we (Prince Build) have approximately sixty vehicles travelling in and out of our location and our operational ability will be severely affected by the proposed bus gate.

- The plans supplied do not show any proposed alterations to traffic management systems, traffic lights at the junction of Empson Road and Edgerley Drain Road for example and we (Prince Build) do not believe that the potential problems faced by companies situated on Empson Road have been properly considered.

- Ideal Shopping occupy the adjacent site immediately to the south of the application site. Several hundred staff and visitor cars enter and leave the site over the operating period and commercial vehicle movements average between 35 and 40 vehicles per day, a significant number of which are articulated. The implications of the bus gate element of this proposal are far reaching for businesses and local residents. Specifically the bus gate proposal will remove convenient access to the Ideal Site for vehicles:-

1. arriving at the site from the north i.e. the bus gate will prohibit vehicles travelling south down Newark Road and turning right into the site; and

2. leaving the site the bus gate will prohibit vehicles travelling north from turning left (80% of vehicles turn left on leaving the site and will be prohibited from doing so by the bus gate this equates to 1558 vehicles travelling north over the 7 day period). Accordingly this is contrary to para 37 of the NPPF in that the proposed bus gate is less convenient and most likely increase travel to work.

- Vehicles arriving at the gate and finding their way barred will have nowhere to (U) turn around to change their direction of travel from north to south. Inevitably this will mean that they will use Ideal Shopping's entrance to reverse into (outgoing traffic) or reverse south beyond the Empson Road turning to pull forward and turn east along Empson Road. Each of these manoeuvres will be hazardous and dangerous to other road users.

- Ideal Shopping request that this traffic management solution is reconsidered and that an alternative proposal arrived at that does not impact on businesses operating in the area and is the result of full consultation and engagement with the business community in this part of Eastern Industry and local residents particularly along Palmers Road.

- Question whether the residents of Palmers Road fully appreciate the impact that this element of the proposal will have on their amenity given the significant volume of traffic that will divert along the narrow residential road.

- The use of CCT equipment is expensive in terms of purchase and maintenance and in terms of person-hours spent reviewing the recordings, sending out enforcement notices, collecting fines etc. Secondly CCTV cameras cannot be programmed to film only the driver of the vehicle; hence the civil liberties of passengers not to be subject to surveillance are breached. Where the driver is not even in breach of any law but the camera is triggered he/she too will have his/her civil liberties breached.

- believe the issue of the Bus Gate should be set aside pending further work from the applicant on the issue of access to the site and on the issue of deployment of existing access routes. Specifically it is unthinkable that the access to the site necessary for all works traffic in the development of the site should be by any other route than the existing access roads one of which leads directly onto the site via the Sainsbury's roundabout.

9.	12/01119/FUL	<p>The Westwood, 85 Mayors Walk, West Town, Peterborough. Erection of single storey front extension to public house and external alterations to create shop fronts. Change of use of landlords flat to form A1 retail and A5 takeaway, including the installation of extraction equipment. Change of use of existing hotel rooms, raising the existing public house roof and installation of dormer windows to form three residential dwellings. Erection of first and second floor extension to side to form two residential dwellings. Change of use of garden area to parking, and reinstatement of parking provision at front.</p>
----	--------------	--

Additional Representations

Local Residents/Interested Parties

Objections

Four additional letters of objection have been received from local residents on the following grounds:

- There are limited parking facilities in this already overcrowded and congested area.
- There have been problems in the past of unsocial loutish behaviour, primarily due to excessive alcohol consumption late at night. Another off license opening in the area would only exacerbate this problem.
- There are already three off licenses in West Town and another of the same would not serve the community any better.
- The opening of another shop would be to the detriment of existing businesses which are already struggling.

10.	12/01543/WCPP	<p>Werrington Centre, Staniland Way, Werrington, Peterborough. Revised application for regeneration of the Werrington Centre, comprising demolition and alteration of existing buildings including erection of new supermarket, shop units and public house, alterations to car park and access, together with landscaping and other ancillary works including off site highway works, new roundabout at the junction of Davids Lane and Staniland Way Specifically variation of Condition 1 of 11/01582/NONMAT (approved drawings/documents) and C21 of 08/01471/FUL (off site highway works) and removal of conditions C3 (details of contamination - petrol station), C4 (contamination , C5 (fire hydrants), C7 (tree protection), C8 (tree specification), C9 (arboricultural method statement) , C15 (acoustic barrier), C22 (visibility splays) and C29 (service yard management plan) of 08/01471/FUL.</p>
-----	---------------	--

No further comments.

STANGROUND POST OFFICE AT RISK!!!!

Several years ago Stanground lost one of its Post Offices on South Street, now there is a risk for the future of the only Post Office in Stanground at the Co-op Pharmacy on Central Square. The Co-op Pharmacy has applied and been given permission by the NHS to move the pharmacy into the Stanground Surgery, this will leave a very big building in Central Square with just the small Post Office inside, in these difficult times, it will put the Post Office at great risk of closure.

How can local residents help?

A planning application to extend the Stanground Surgery to allow the Co-op pharmacy to move in has been submitted to Peterborough City Council, REF 12/01919/FUL. For residents that use Stanground Surgery, Stanground Dental Practice, Stanground Academy, you will know how dangerous the junction is trying to get in or out of the surgery. Peterborough Road is well known for the volume of traffic on it which is magnified by those that speed on this road, also with the increased size of the Stanground Academy and its 1800 students. Only last year a student was hit by a car on Peterborough Road and for those that have been in the area for some time, will know that a teacher of the Stanground College at the time had been killed on Peterborough Road. The dangerous junction is exacerbated by the bus stops on Peterborough Road, also the close proximity to the fire station and the emergency fire engines leaving with no notice to save lives.

P.T.O.

If the move of the Co-op Pharmacy is allowed to the doctors surgery, all patients currently attending at its current location at Central Square will need to attend at the doctors surgery, which will increase the traffic and the danger to all users of Peterborough Road and make it harder for patients to get their medicines and risks the post office and maybe long term the central square parade.

To make sure that your voice is heard, please contact the Peterborough City Council, quoting the planning reference 12/01919/FUL, to make sure that Stanground does not lose its valuable facilities, like the Post Office. You can email or write to the details below with your concerns as a local resident and make them aware of how this will impact you.

Email to planningcontrol@peterborough.gov.uk

Write to Louise Lovegrove
Peterborough City Council
Planning Services
Stuart House, East Wing
St John's Street
Peterborough
PE1 5DD

Urgent additional information Application ref 12/0919/FUL

Appendix 1 – Application 11/01561/FUL – for pharmacy portacabin, showing in future, pharmacy going in surgery

Appendix 2 – Highways comments regarding 11/01561/FUL – recommending refusal, as pharmacy and replacing one at Desborough Avenue. Car parking issues access road issue

Appendix 3 – GPHC (General Pharmaceutical Council) communication – that Co-Op pharmacy are applying to register space at the surgery for a pharmacy.

Appendix 4 – Confirmation of population growth funding for Stanground Surgery

Appendix 5 – Stanground Surgery, acknowledging substantial growth to surgery, including more doctors and more staff.

Appendix 6 – Confirmation from NHS that the pharmacy is moving from Central Square to Stanground Surgery

Appendix 7 PPG meeting minutes – accepting surgery can take extra 1800 home from Cardea, due to expansion.

Appendix 8 PPG meeting Minutes – Funding approved for expansion – increased patient numbers

Appendix 9 Highways recommendation for refusal Application 12/01331/FUL Car parking issues access road issue, increased movement due to dispensary.

Appendix 10 Police comments – access road not ideal, additional requirements increase problem

Appendix 11 Newspapers article 32,784 speeding in one week Peterborough Road.

Appendix 12 Newspaper Article – portacabin stop gap, till pharmacy in surgery.

Appendix 13. Peterborough Local Involvement Network – Pharmacy at surgery – parking and access needs to be reviewed.

Appendix 14 Email received from Freedom of information request, confirming “deal” between stanground surgery and Co-Op pharmacy to move pharmacy to surgery – Agreed in October 2012, even before current planning application was submitted.

Appendix 15 Westgate Properties Ltd - Company House Records

Appendix 16 Land Registry CB116991 – Anglian Co-Operative Funerals owned by Anglia Co-operative Properties Ltd



Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title:	First name:	Title:	First name:
		MR.	TOM
Last name:		Last name:	HILL
Company (optional):		Company (optional):	TOM HILL BUILDING DESIGN
Unit:	House number:	Unit:	House number:
House name:		House name:	
Address 1:		Address 1:	11 ST. OSWALDS ROAD
Address 2:		Address 2:	
Address 3:		Address 3:	
Town:		Town:	ASHTON-IN-MAKERFIELD
County:		County:	GREATER MANCHESTER
Country:		Country:	ENGLAND
Postcode:		Postcode:	WN4 9NU

3. Description of the Proposal
Please describe the proposed development, including any change of use:

PROPOSED PORTAKABIN TO HOUSE TEMPORARY PHARMACY FOR 3 YEARS. IT IS PROPOSED AT SOMETIME IN THE FUTURE TO EXTEND THE SURGERY & RELOCATE THE PHARMACY WITHIN THE EXTENDED BUILDING.
A NEW FENCE /GATES & PAVED AREAS ARE PART OF THE WORKS.

Has the building, work or change of use already started? Yes No
If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No
If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

PETERBOROUGH CITY COUNCIL
Environmental Services
Transport & Engineering Division

FROM:	Claire Dowsett 4426	TO:	Ms L C Lovegrove
OUR REF:	CD/11/01561/FUL	YOUR REF:	11/01561/FUL
DATE:	11 th January 2012	COPIES:	

Location: Stanground Surgery Whittlesey Road Stanground Peterborough

Proposals: Proposed portakabin to house temporary pharmacy for 3 years and new fence/gates and paved areas

Drawing No's: 606/11/02 Rev C

Highway Comments:

Following review of the applicant's submitted plans and statement, the LHA would comment as follows;

The site

The access road serves the undertakers, doctors' surgery and dentist. The existing car park serves the doctors surgery and the dentist.

The existing access into the site scales at approximately 4m in width. There is a lay by for passing vehicles approximately 30m further down the access road.

Whilst visiting site the car park was parked almost full to capacity which concerns the LHA as there is no additional car parking provision as a result of this application.

Some of the tactile paving slabs on either side of the access (junction radii) were damaged and tyre markings were present on both sides of the access road on the grass verges further into the site. This would suggest vehicles overrunning the access road whilst entering and leaving the site.

This pharmacy is to replace the existing pharmacy that at present is located at Desborough Avenue Post Office.

As a result of additional information submitted the LHA now consider this pharmacy to be a stand alone A1 retail unit and not ancillary to the doctors' surgery.

Highway considerations

When it is the only means of pedestrian access for the site a shared access should measure at least 5.5m in width for the first 10m then 5m thereafter. The existing access scales at approximately 4m in width which in accordance with existing PCC standards is not acceptable.

This proposal shall result in additional traffic travelling to and from the site (i.e. increased customer base, employees, deliveries etc) which concerns the LHA due to the insufficient access, insufficient parking provision and the close location of Stangound College in relation to the doctors' surgery (students travelling on foot to and from the school across the access road).

Conclusion

In view of the above highway issues raised the LHA would recommend refusal for this application for the following reasons;

Reason 1

This proposal shall result in an intensification of use in terms of traffic movements to and from the site and due to the insufficient width of the existing access road into the site the proposed development would have an adverse effect on the safety of users of the adjoining public highway.

Reason: Contrary to Policy CS14 of the Peterborough Core Strategy DPD: 2011.

Reason 2

The proposed development does not provide adequate space within the curtilage of the site for the required parking facilities. This would result in cars parking within the access and in unsafe locations on the adjoining public highway and would therefore cause detriment to highway safety.

This is contrary to Policy CS14 of the Peterborough Core Strategy DPD: 2011 and T10 of the Adopted Peterborough Local Plan (First replacement).

Signed Claire Dowsett

Dated 11.1.12

Subject: Re: New Pharmacy Premises Registration Stanground Surgery
From: Noor Mohamed (Noor.Mohamed@pharmacyregulation.org)
To: thepharmacist@btinternet.com;
Date: Sunday, 17 February 2013, 13:20

Mr Damani,
 Thank you for your email. I have already informed the registration dept at the GPHC regarding planning permission. They are looking into this matter and will keep me informed. The premises will only be approved once registration are satisfied that all paperwork is in place.
 Kind regards
 Noor

From: Shabbir Damani [mailto:thepharmacist@btinternet.com]
Sent: Sunday, February 17, 2013 01:07 PM
To: Noor Mohamed
Cc: SumaiyaDamani <sumaiya.damani@btinternet.com>
Subject: Re: New Pharmacy Premises Registration Stanground Surgery

Dear Noor,

Thank you for your call on Thursday and advising that the request for premises registration by the Co-op for a pharmacy at Stanground Surgery, has stipulated that they have planning permission, I have checked my records again (to be 100% certain) and can confirm that I cannot see any planning application which has been approved for a pharmacy at the surgery, so would be amazed on what Co-op Pharmacy will send to prove that they have received planning permission.

Does a copy of the pharmacy premises registration application by the Co-Op pharmacy appear on the GPhC website, or could I have a copy of the application submitted?

Kind Regards

Shabbir Damani
 Halls The Chemist

From: Noor Mohamed <Noor.Mohamed@pharmacyregulation.org>
To: "thepharmacist@btinternet.com" <thepharmacist@btinternet.com>
Sent: Wednesday, 13 February 2013, 21:49
Subject: Re: New Pharmacy Premises Registration Stanground Surgery

Thank you for your email. I will be in the office on Friday and I will respond to you after I have made some enquiries.
 Kind regards
 Noor

From: Shabbir Damani [mailto:thepharmacist@btinternet.com]
Sent: Tuesday, February 12, 2013 09:10 PM
To: Noor Mohamed
Cc: SumaiyaDamani <sumaiya.damani@btinternet.com>
Subject: New Pharmacy Premises Registration Stanground Surgery

Dear NOO,

APPENDIX 4

Appendix B



Peterborough

Leader of your local NHS

From: Farzet
FAO: S. Damani

Statement

Date: 11/07/2011
For immediate release

Stanground GP surgery

Sarah Shuttlewood, Director of Acute Services, NHS Peterborough, said: "Following the Stanground Neighbourhood Meeting in June, and some misunderstandings around *The Right Care at the Right Time* consultation, I would like to confirm NHS Peterborough's intentions with regard to services provided in Stanground.

"There is no intention to close the Stanground surgery. The map in the consultation document only shows the main surgery sites within Peterborough. As a branch of the Whittlesey surgery, this site is not shown.

"The practice running the Stanground surgery (Whittlesey surgery) has applied for additional rental income to extend their surgery to meet future population growth. This practice's contract is held by NHS Cambridgeshire. NHS Cambridgeshire have approved the application.

"The progress with the extension is now reliant on the practice successfully acquiring the neighbouring property. This property is owned by NHS Peterborough and includes dental services. In line with procurement guidance, NHS Peterborough is currently following a restricted competition process for the sale of the building, to include the provision of NHS dental services. One of the applicants is the GP surgery. We should know the outcome of this process by the end of the Summer."

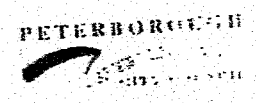
ENDS

Handwritten signature/initials on the left margin.

Handwritten signature/initials on the right margin.



Chief Executive: Dr Sushil Jathanna Tel: 01733 758500
Chairman: Derek Harris
Working in partnership with Peterborough City Council
www.peterborough.nhs.uk



STANGROUND SURGERY PATIENTS

You may be aware that the new Cardea development consisting of APPROXIMATELY 2,500 houses is now well underway. A large proportion of residents of these homes are likely to wish to register at our Stanground Surgery as it is the closest Surgery to Cardea.

We at Stanground Surgery need to extend the Surgery building and increase the number of available doctors and other attached staff. We are currently negotiating with the owners of the adjacent dental block to try to buy the block and surrounding land; should we be successful, our plan would be to knock down the old dental block and use the land to add a substantial extension to our existing premises.

It would be helpful for us to have the input of our patients in our efforts to do this.

If you are able to support our attempts to make our service both more accessible to all residents of Stanground and the surrounding areas and to extend the range of services that we offer **Please ask at reception to sign our form offering your support.** Thank you.

Email recipients

29 August 2012

Pharmacy & Dispensing
Administration Office
Serco Ltd
Unit 1
IP City Centre
1 Bath Street
Ipswich
Suffolk IP2 8SDT 01473 407262
F 01473 407265www.serco.com
samantha.jessup@asp.nhs.uk**APPLICATION FOR MINOR RELOCATION (UNDER 500M) - FROM 2 CENTRAL SQUARE,
STANGROUND PE2 8RH TO STANGROUND SURGERY, WHITTLESEY ROAD, STANGROUND
PE2 8RB**

I refer to our notification of 9 January 2012 regarding the above application by the Cooperative Pharmacy.

An appeal was made against the decision to approve the minor relocation. The NHS Litigation Authority has informed this office that, following an oral hearing, the appeal has been dismissed and therefore the minor relocation application has been successful. Cooperative Pharmacy now have six months from 16 July 2012 (ie the date of the Litigation Authority decision letter) to relocate their pharmacy.

If you have any queries on this matter please do not hesitate to contact me.

Yours sincerely



Samantha Jessup
Pharmacy and Dispensing Contracts Manager

PPG MEETING MINUTES HELD ON 26TH APRIL 2012

Meeting opened at 7:10.

Sharon Forth the Stanground Surgery Practice Manager welcomed all to the meeting. Introduced rest of panel to meeting: Dr. Dhanushan (Stanground Surgery PPG Panel Dr), Lillian Swingler (Chairperson) and Antonietta Cray (Secretary).

Apologies received from: Richard Hales, Dave and Mandy Garrett and Nicola Haynes.

Attendees: Ray Bisby, Helen Fiddy, Shabbir Danani, Beth Wells, Phil Lord, Margaret Pratt, Andrew Pratt, Ray Haynes and Joan Walter.

Sharon Forth spoke to the meeting about the structure of the NHS, how its funded currently and how the changes fit in. The new structure was also explained and how Stanground Surgery will fit in and how we are 1 of 152 practices within the PCT. Stanground Surgery are 1 of 12 practices making up the Borderline Commissioning Cluster. Two leaflets on the Borderline Commissioning Cluster structure and rationale were handed out to the group. The Borderline's website is now up and running with the website address www.borderlinelcog.co.uk.

Dr Dhanushan gave a brief overview of how the changes to the structure affect at practice level. Areas such as hospital spend and prescribing are the major costs that we as GPs can influence. Referrals can be reduced by utilising alternative community pathways closer to the patients home and by reducing any unnecessary referrals that could be managed in primary care.

Ray Bisby asked if Cardea was going to get its on practice. Dr Dhanushan replied that given the expansion plans for SS it was probably unlikely given the current economic climate. SS has capacity for 15,000 patients which could take the extra 1800 homes being built on Cardea.

Ray Haynes asked about how the plans for the SS expansion were going. Plans to build sideways (land next to dentist) and to purchase extra land currently under Co-op Funeral ownership were still awaiting replies as to whether SS can purchase it.

Shabbir Danani of Halls The Chemist did comment on that there is extra land next to its chemist which could be a consideration for expansion for car parking. Ideally the land would need to be on site and next to the surgery.

Lillian Swingler talked about spreading the word to other patients and how we can drum up support to really get SS PPG empowering decisions and getting things done. She also promoted the new email address for the PPG "stangroundppg@gmail.com" so points can be raised via this email address. Lillian also promoted getting the word out to pupils of S College so we as a group have some young representatives on board. Sharon Forth was going to liaise with the college.

Toni Cray spent the morning behind the scenes at SS and gave her views of how she found her time there. She explained just how busy the surgery gets at opening appointment time really is. How the receptionists really have to think on their feet as to which appointments can be given to which particular medical matter the patient needs. For example certain practice nurses can give medical advice which would normally be given by a doctor but has been trained to a standard which can give the advice themselves saving up doctors times. Conditions such as Asthma, Coughs, Earache, Rashes, Sore Throats, Diabetes reviews to name a few.

**Patient Participation Group Minutes
Held at Stanground Surgery on 13 September 2012**

PPG Panel:- Lilian Swingler (Chairperson) Ray Bisby (Vice Chairperson)
Toni Cray (Secretary) Dr Dhanushan

Attendees:- Richard Hales, Sharon Przybyl, Sharon Forth, Thomas Pleasance, Francesca Mitchell, Ray Haynes, Phil Lord, Gwen Bunting

Apologies:- Andrew Pratt, Margaret Pratt, Denise Pinnelli, Kristina Woelfl

The meeting was opened at 7.10 pm by Lilian Swingler, Chairperson, who welcomed and thanked everyone for attending and introduced the panel to everyone. Warm welcome to Thomas and Francesca Cardea residents.

Minutes and Matters arising from the previous meeting were discussed, Sharon provided update re young representative on board from Stanground Academy. Still awaiting a candidate from the academy, Sharon to update at next meeting.

Sharon confirmed that Denise Pinnelli (Personal Health Trainer for Stanground and Queen Street Surgeries) is not able to provide a Walking group at Stanground at the moment. However, it was confirmed that a walking group is up and running at Manor leisure centre in Whittlesey. Thursday's at 10am for approx 1hr 15 mins.

Constitution and Terms of Reference – Signed by Chair, Vice Chair and Secretary, proposed by Ray Haynes, seconded by Richard Hales. Copies will be circulated.

Patient Questionnaire - Lillian asked whether the group required any Amendments to the questionnaires current format or content. All questions were discussed. Current questionnaire can be amended to suit particular practice requirements. Ray Haynes highlighted the issue of patient numbers increasing and whether the current provision will cope with expected higher numbers. It was agreed for Dr Dhanushan to formulate a question for the questionnaire on this matter. (The reply was from the Partners to hold off for one year until we expand which will give time for Cardea to expand and know the house numbers and demand) Suggestions to duplex print the questionnaire and expected time it takes to complete will be considered by Sharon Forth.

Expansion plans - Dr Dhanushan gave an update and thanked Lilian for her letter to Jackie Moss of the local PCT, regarding the expected increase in patient numbers. He confirmed that plans for expansion of the Stanground Surgery have been approved by the PCT. Whilst the funding is now in place, plans have now been submitted to the planning authority, which were shown to the meeting. Anglian Funeral co-op have agreed to sell a small part of their property subject to use for staff parking only. Obviously, the surgery will remain fully open during any planned works.

PETERBOROUGH CITY COUNCIL
Operations Directorate
Transport and Engineering Group

FROM: Claire Dowsett 4426	TO: Miss L C Lovegrove
OUR REF: CD/12/01331/FUL	YOUR REF: 12/01331/FUL
DATE: 24th September 2012	COPIES:

Location: Stanground Surgery Whittlesey Road Stanground Peterborough

Proposals: Extension and alterations to provide new consulting rooms and administrative offices.

Drawing No's: 4866/(LOC)01, 4866/(P)02A, 4866/(P)05 and 4866/(SURV)_04.

Highway Comments:

Having studied the plans/information submitted with this application the LHA would comment as follows upon the proposals;

The site

The access road into the site serves the undertakers, doctors' surgery and dentist.

The existing access into the site scales at approximately 4m in width. There is a lay-by for passing vehicles approximately 30m further down the access road.

It was noted whilst visiting site that the car park was almost full to capacity which concerns the LHA as there is no additional car parking provision as a result of these proposals.

It was also noted whilst visiting site that some of the tactile paving slabs on either side of the access were damaged and tyre markings were present on both sides of the access road on the grass verges further into the site. This would suggest vehicles overrunning the access road whilst entering and leaving the site.

Highway considerations

When it is the only means of pedestrian access for the site a shared access should measure at least 5.5m in width for the first 10m then 5m thereafter. The existing access scales at approximately 4m in width which in accordance with existing PCC standards is not acceptable.

This proposal, post development, shall result in 4 additional consulting rooms, administrative offices and a new dispensary within the extended waiting area.

In total there shall be an additional 166 sqm of GFA for the surgery.

It is stated by the applicant in the information submitted that these proposals will allow the practice to improve the services offered to their existing patients. It is also stated that there shall be no increase in employees and that no additional parking spaces shall be provided.

The LHA are not convinced that this proposal shall not result in additional patients, employees and therefore traffic travelling to and from the site.

The development of Stanground South (Cardea site) will result in additional patients attending the practice which shall eventually create a need for additional employees i.e. doctors, nurses, admin staff etc which in turn shall result in additional vehicle trips to/from the site which concerns the LHA

due to the insufficient access, insufficient parking provision and the close location of Stangound College in relation to the doctors' surgery (students travelling on foot to and from the school across the access road).

There is also the addition of the new dispensary because even though classed as ancillary it may, in certain circumstances, increase the volume of vehicle trips to and from the site. This is because if a prescription is not ready for a patient directly after an appointment it will involve an additional trip to the surgery thereafter.

To conclude, as part of these proposals the LHA would expect to see an additional 11 parking spaces plus the required modifications to the existing access in line with PCC standards (as above).

As there is not sufficient space within the area edged in red to provide the required parking spaces the LHA would recommend refusal for this application for the following reasons;

Reason 1

The proposed development does not provide adequate space within the curtilage of the site for the required parking facilities. This would result in cars parking within the access and in unsafe locations on the adjoining public highway and would therefore cause detriment to highway safety.

This is contrary to Policy CS14 of the Peterborough Core Strategy DPD: 2011 and T10 of the Adopted Peterborough Local Plan (First replacement).

Reason 2

This proposal shall result in an intensification of use in terms of traffic movements to and from the site and due to the insufficient width of the existing access road into the site the proposed development would have an adverse effect on the safety of users of the adjoining public highway.

This is contrary to Policy CS14 of the Peterborough Core Strategy DPD: 2011.

Signed.....CO.....

Dated.....24.9.12.....

Appendix B

From: John Middlemass
Sent: 16 October 2012 11:42:44
To: Lovegrove Louise
Subject: 12/01331/FUL Extension to Stanground Surgery ~[NOT PROTECTIVELY MARKED]~

My ref: ALO/ 0391/12/JM
Your Ref: 12/01331/FUL

Louise,
I refer to your recent correspondence relating to Consultation on Planning Application (Full) Extension to Stanground Surgery, Whittlesey Road, Stanground, Peterborough.

Thank you for providing me with the opportunity to view this application, in relation to the, **Community Safety and Crime Reduction** aspects of the proposal.

I confirm that I have viewed the application and have the following observations.

During my site visit last week, it was apparent that the access road from Whittlesey Road towards the existing surgery is not ideal. It was clear that the road edge and adjacent land had been parked or driven over and damaged on a regular basis. I can only assume that any additional requirement for vehicle access would increase the problems. I am assuming that your Highways team will be considering this issue of safe access and will therefore make no further comment.

In principal, I have no objection to the design of the building itself. However, I am concerned in relation to the security of any new Dispensary Area. The building is remote and has no natural surveillance 'out-of-hours'. I have spoken to the architect in relation to these concerns. Having examined this potential for crime in detail, I consider that with the inclusion of appropriate security features, the dispensary area, could be resistant to crime or at very least delay offenders until any alarmed can be responded too. The architect understands the security implications and is keen to incorporate features to reduce this risk. For Security Reasons, I do not intend to go into details of the required security measures in this consultation, other than to say, that Security Shutters are an element which you will need to consider. With additional security fitted within the dispensary, these shutters will only need to be fitted to the external windows of the dispensary and any other drug storage areas. I would expect any security shutters to meet PCC guidelines. If you do have concerns the applicant could consider the fitting of internal shutters rather than external ones. Other measures would be internal and not involve any feature which would distract from the aesthetics of the building.

If in all other matters of this submission you are minded to grant planning permission. May I suggest that an appropriately worded condition is attached to any future development similar to the example below. Such a condition would enable comments as to their appropriateness to be made at such time when more detailed submissions in respect of security features are made.

Suggested Condition:
Prior to first occupation of the development hereby permitted, measures to minimise the risk of crime to meet the specific security needs of the application site and the development shall be implemented in accordance with a scheme previously submitted to and agreed by the Cambridgeshire Constabulary, Crime Prevention Design Team and the Local Planning Authority.

Reason
In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 and CS16 of the Peterborough Core Strategy, to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area pursuant to the Council's powers under Section 2 of the Local Government Act 2000 and to reflect government guidance set out in PPS1.

If I can be of any further assistance or if you require further clarity on the above 'condition' request, please contact me.

Regards

John Middlemass
Architectural Liaison Officer

Cambridgeshire Constabulary
Police Headquarters
Crime Prevention Design Team (Estates)
Hinchingbrooke Park

file://E:\Adlib Express\Work\2012\1029T104500.628\2012\1029T104500.800\59367a71-cd37-4e6b-bcd4-0d... 29/10/2012

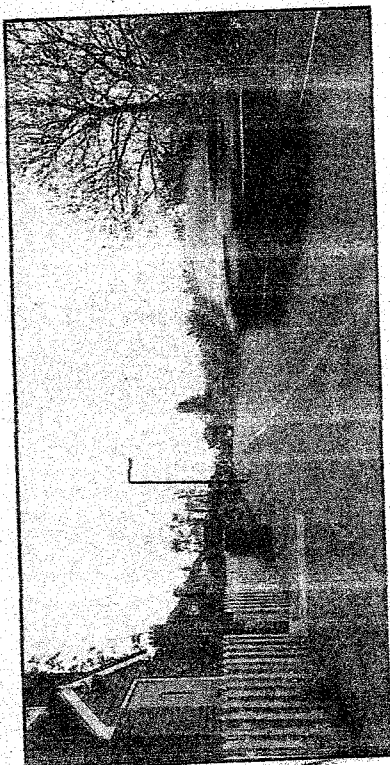
30,000 cars snapped speeding in a week

By ADAM UREN
adam.uren@peterboroughtoday.co.uk
@ETAdamU

LIVES are being put at risk by speeding drivers after more than 30,000 vehicles were spotted breaking a recently-introduced speed limit in the space of a week.

A special survey carried out by police on a single stretch of road to check the effectiveness of speed limits produced the shocking result. More than half of the vehicles using 30mph limit Peterborough Road in Farcet, heading to and from Stanground in Peterborough, were found to be driving at speeds greater than 35mph during a seven-day survey in February.

Of the 62,213 vehicles surveyed in the week between February 22 and 29, a massive 32,784 of them were found to be travelling faster than 35mph, with one dangerous driver



DANGER: Peterborough Road, near Farcet.

found to be travelling at speeds in excess of 70mph.

It follows the reduction of the 40mph speed limit to 30mph between Farcet and near to the Stanground overpass at the end of last year, bringing the section of road in line with the 30mph limit at the Stanground end.

It was hoped reducing the speed limit would stop drivers from Pe-

young pedestrians travelling to and from Stanground Academy.

He said: "We have been campaigning on this for a long time now and we do need to get a speed-activated sign down there to encourage people to slow down."

"There has been a lot of concern that has been expressed by people living along the road, and we also have a lot of pupils walking to school from as far away as Yaxley along the road."

Cllr Rush's fellow Stanground Central councillor Irene Walsh has joined him in expressing concern about drivers on the road.

She said: "We have been pressing for action for a very long time and we would like to see some form of speeding restrictions down there."

"We have been contacted by a lot of residents about this but also through our own observations we can see cars speed on that road."

"It not only puts people in danger, but also is unpleasant for those living along the road."

19th MAY 2012 EVENING TELEGRAPH

and the police descended to Driffield Way area of Peterborough about 5pm.

As gathered on the green in street as the police helicopter descended to land and medics from Magpas the medical charity ran to a house.

A spokesman for the East of England Ambulance Service said: "We were called at 5.05pm to a female in her 40s who was not responding.

"There were reports that she was suffering head pains. She was treated by paramedics and the Helimedix team and taken by road ambulance to Addenbrooke's Hospital."

Crowds gathered and children came out of their houses to watch and look at the police helicopter up close.

Witnesses reported seeing three people leap from the helicopter and run towards a home.

At about 6.15pm police officers cleared the green and the helicopter



EMERGENCY: Paramedics at a house in Driffield Way, Peterborough after reports of a woman suffering from head pains.

prepared for take-off.

It hovered for a few minutes, low above the estate and crew inside acknowledged the gathered crowds for their co-operation.

The pilot circled around the green a couple of times before heading off to base.

But many people were left worried and speculating over who had been taken to hospital.

Simon Baker, co-owner of the Sports Lounge, in King Street, lives in the area and witnessed the helicopter's arrival.

He said: "At about 5.15pm I saw the police helicopter come down.

"Three chaps jumped out with bright orange suits on and they ran down the street.

"It was the noise of the helicopter that alerted me to it. You can't miss

Plans for temporary pharmacy

A DOCTOR'S surgery in Peterborough has submitted a planning application to create a temporary pharmacy on its site.

The Stanground Surgery, in Whittlesey Road, has put forward a proposal to Peterborough City Council to allow it to erect a mobile unit for a pharmacy for at least three years on its site.

The surgery intends in the future to build a proper pharmacy as part of a development of the surgery, but wants the temporary unit to serve as a stop-gap until those long-term plans come to fruition.

The mobile unit, if permission

is given, would be just under 10 metres long, three metres wide and two-and-a-half metres high.

The unit would be built on an area of land between the surgery building and a drainage ditch.

It will be necessary to remove some shrubs and create new concrete support pads to the mobile unit to be put in place.

A design and access statement submitted on behalf of the surgery said: "While a permanent pharmacy is proposed in the future as part of a proposed development of the surgery, it would be beneficial for the community that a temporary pharmacy is

provided for the immediate short-term.

"A fully fitted-out mobile unit is proposed to offer this facility for a period of approximately three years.

"Following a visit to the site and taking into account the land available, boundary positions, pedestrian access and the need to retain the existing car parking spaces it was decided to propose that it will be located in a small landscaped area to the side of the surgery."

Residents can comment on the plans until October 21 by visiting www.peterborough.gov.uk.

Everton TELEGRAPH 4th October 2011

01753 833333

about a year and it is normally quiet, that's part of the reason why I moved here.

"I heard the helicopter - it's quite a distinctive noise so I knew it was the police helicopter and I thought 'what's going on'.

"I'm sure it was hanging around for a while before it landed.

"I don't know who lives there but there were about three ambulances, police cars and the helicopter as well."

"I really hope they are okay."

A spokesman for Cambridgeshire police said they were called to the scene by paramedics to assist the ambulance service and the Helimedix team.

Two ambulances, a fast response vehicle and an officer were dispatched to the scene along with a couple of police cars.

Doctors and paramedics from Magpas fly onboard the police helicopter in order to get to medical emergencies.

FESTIVE BREAK

Everyone deserves a break

This two night break in the heart of Peterborough combines a fantastic pre-Christmas opportunity with a visit to a home. We will be staying in the Park Inn Hotel in Doncaston.

CHRISTMAS TIME AT CASTLE HOWARD AND LEEDS CHRISTKINDELMARKT

£99 pp

Fri 25th to Sun 27th Nov

Tour ref: 8D1025

(SINGLE SUPPLEMENT £9 PER PERSON PER NIGHT)

Quote: Late Deal

ABTA The Travel Association

08448 111 26 www.justgoholidays.co.uk

Appendix

12

11/10/2011

12



**Peterborough Local
Involvement Network**

Peterborough LINK
c/o Unit 11
Evans Business Centre
Gateway Park
Lincoln
LN6 9UH

01 March 2011

NHS Litigation Authority
1 Trevelyan Square
Boar Lane
Leeds
LS1 6AE

RECEIVED BY NHS LA	
02 MAR 2011	
Action:	Alloc.

Dear Jill Jackson

Re: SHA/16073

Further from your correspondence dated 31 January 2011

From the patient perspective I see the following issues.

1. It will be more convenient for patients at the Stanground Surgery to obtain their medication without having to travel elsewhere.
2. If patients from other surgeries currently use the pharmacy currently located in Central Square they may be disadvantaged by its move.
3. If an additional facility, i.e. the pharmacy is sited at the Stanground Surgery then parking and access arrangements need to be reviewed.

We do not know the numbers of patients who a. Are served by the Stanground Surgery and use the Central Square pharmacy or b. Are not served by the Stanground Surgery but use the Central Square pharmacy.

Without this information we cannot effectively decide if the move is on balance a positive or negative one for patients.

Yours sincerely

David Whiles
Chair, Peterborough LINK

angela.burrows@shaw-trust.org.uk Tel: 07590 231674 or 01522 705190
Unit 11, Evans Business Centre, Gateway Park, Lincoln LN6 9UH
www.peterboroughlink.org.uk

Portfolio

Wayne Clark
Divisional Portfolio Development
Manager

The Co-operative
Pharmacy
Sandbrook Park
Sandbrook Way
Rochdale
OL11 1RY

Telephone: 01706 202020
Mobile: 07702 257999
Facsimile: 01706 660389
Email: wayne.clark@co-operative.coop
Website: www.co-operative.coop

Please consider your environmental responsibility before printing this e-mail

From: Ayre Helena (The New Queen Street Surgery) [mailto:helena.ayre@nhs.net]
Sent: 23 October 2012 16:16
To: Wayne Clark (Healthcare Portfolio)
Subject: RE: HOTS

Ok will do

With kind regards
Helena

Helena R Ayre MSc. PGDip (Management)
Practice Manager
Dr R M Scott & Partners (The New Queen Street & Stanground Surgeries)
Direct Dial: 01733 704460
Fax: 01733 704474
Mobile Number: 07733 321580

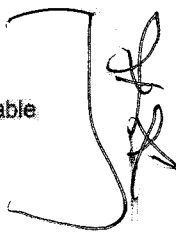
Borderline Local Commissioning Group (LCG) Practice Manager Board Member

From: Wayne Clark (Healthcare Portfolio) [Wayne.Clark@co-operative.coop]
Sent: 23 October 2012 12:04
To: Ayre Helena (The New Queen Street Surgery)
Subject: RE: HOTS

Good afternoon Helena

Great news on the offer acceptance, thanks. Meredith will send you over the HOTS with the latest figures in. If you could agree these as soon as possible please then I can get things moving to get Board approval at the next available meeting which is early December.

Regards, Wayne



Portfolio

Wayne Clark
Divisional Portfolio Development
Manager

The Co-operative
Pharmacy
Sandbrook Park
Sandbrook Way
Rochdale
OL11 1RY

Telephone: 01706 202020
Mobile: 07702 257999
Facsimile: 01706 650389
Email: wayne.clark@co-operative.coop
Website: www.co-operative.coop

**Please note that from 17
November 2012 The Co-
operative Pharmacy
functions currently based
at Sandbrook Park,
Rochdale will move to our
flagship new building 1
Angel Square.**

**The Co-operative Pharmacy
13th Floor
1 Angel Square
Manchester
M60 0AG**

Please consider your environmental responsibility before printing this e-mail

From: Ayre Helena (The New Queen Street Surgery) [<mailto:helena.ayre@nhs.net>]
Sent: 23 October 2012 10:49
To: Wayne Clark (Healthcare Portfolio)
Subject: RE: HOTS
Importance: High

Dear Wayne

Robin Briscoe and I (architect) hope to meet with the highways department next week as they put in a report to the planning to state a few objections.

Planning, I understand are keen to approve so we will see if we can move things forward with the highways dept. Robin is arranging something for next week. I will keep you updated.

Partners now happy with the offer.

With kind regards
Helena

Helena R Ayre MSc. PGDip (Management)
Practice Manager
Dr R M Scott & Partners (The New Queen Street & Stanground Surgeries)
Direct Dial: 01733 704460
Fax: 01733 704474
Mobile Number: 07733 321580

Borderline Local Commissioning Group (LCG) Practice Manager Board Member

From: Wayne Clark (Healthcare Portfolio) [Wayne.Clark@co-operative.coop]
Sent: 11 October 2012 11:19

To: Ayre Helena (The New Queen Street Surgery)
Subject: RE: HOTS

Good morning Helena

Sorry for the delay in getting back to you, my wife is in hospital so I am trying to sort work out in between visits.

By reducing our staff costs for the proposed move to Stanground Surgery I am able to increase the up front one-off payment to [REDACTED]. As I mentioned before there is quite a difference between the Boots opportunity at Whittlesey and ours in Stanground regarding script numbers and ultimately profitability especially when we now factor in the Cat M claw back of 45p per item. I am hopeful that this offer will allow us to move towards concluding the Heads of Terms so that I can get the necessary Board approvals at my end.

Have you heard anything back yet from the Planning Dept please?

Regards, Wayne

pharmacy

Portfolio

Wayne Clark
Divisional Portfolio Development
Manager

The Co-operative
Pharmacy
Sandbrook Park
Sandbrook Way
Rochdale
OL11 1RY

Telephone: 01706 202020
Mobile: 07702 257999
Facsimile: 01706 650389
Email: wayne.clark@co-operative.coop
Website: www.co-operative.coop

Please note that from 17 November 2012 The Co-operative Pharmacy functions currently based at Sandbrook Park, Rochdale will move to our flagship new building 1 Angel Square.

**The Co-operative Pharmacy
13th Floor
1 Angel Square
Manchester
M60 0AG**

Please consider your environmental responsibility before printing this e-mail

From: Ayre Helena (The New Queen Street Surgery) [mailto:helena.ayre@nhs.net]
Sent: 03 October 2012 10:19
To: Wayne Clark (Healthcare Portfolio)
Subject: RE: HOTS

Thanks will wait to hear.

With kind regards
Helena

Helena R Ayre MSc. PGDip (Management)
Practice Manager
Dr R M Scott & Partners (The New Queen Street & Stanground Surgeries)
Direct Dial: 01733 704469
Fax: 01733 704474
Mobile Number: 07733 321580

Borderline Local Commissioning Group (LCG) Practice Manager Board Member

From: Wayne Clark (Healthcare Portfolio) [Wayne.Clark@co-operative.coop]
Sent: 03 October 2012 07:20
To: Ayre Helena (The New Queen Street Surgery)
Subject: RE: HOTS

Good morning Helena

I will of course look again into the figures. However, I think that [REDACTED] is going to prove to be too much. I appreciate that you are judging this against the Boots deal but there is significantly more prescription business to be gained from your New Queen Street Surgery than there is from Stanground so I don't think that the two can be compared like for like.

Government claw back means that from the beginning of October as a business we will have 45p removed from every item that we dispense. This puts significant pressure on marginal branches such as our one in Stanground.

Leave it with me and I will come back to you but it will not be until next week now. The only area that I can possibly trim now is staff costs so need to run the numbers based on a restructure of our team.

Regards, Wayne

The Co-operative pharmacy

Portfolio

Wayne Clark
Divisional Portfolio Development
Manager

The Co-operative
Pharmacy
Sandbrook Park
Sandbrook Way
Rochdale
OL11 1RY

Telephone: 01706 202020
Mobile: 07702 257999
Facsimile: 01706 650389
Email: wayne.clark@co-operative.coop
Website: www.co-operative.coop

**Please note that from 17
November 2012 The Co-
operative Pharmacy
functions currently based
at Sandbrook Park,
Rochdale will move to our
flagship new building 1
Angel Square.**

**The Co-operative Pharmacy
13th Floor
1 Angel Square
Manchester
M60 0AG**

Please consider your environmental responsibility before printing this e-mail

From: Ayre Helena (The New Queen Street Surgery) [mailto:helena.ayre@nhs.net]
Sent: 02 October 2012 20:27
To: Wayne Clark (Healthcare Portfolio)
Cc: Bond Anthony (The New Queen Street Surgery); Dhanushan P (The New Queen Street Surgery); Maddula Manohar (CAMBRIDGESHIRE PCT); Howsam Gary (CAMBRIDGESHIRE PCT); Spellar Paula (The New Queen Street Surgery); Parnell Catherine (PETERBOROUGH PCT); Scott Richard (CAMBRIDGESHIRE PCT); Patel Ajay (CAMBRIDGESHIRE PCT)
Subject: RE: HOTs

Dear Wayne

Thank you for your email. As promised I have forwarded it round to the Partners for their consideration and discussion.

Unfortunately they are not keen to accept this offer of the one off up front payment of 50k.

They feel that it comes up short of their expectations, which is the figure that we discussed on the telephone last week. Their expectations of a one off up front payment are based on their previous experience with the New Queen Street and Boots deal.

We are still mindful that there are also associated costs that come with the land purchase from the Co-op funeral, there will be considerable additional costs in clearing the land and laying it to car park.

I would be most grateful if you would re-consider the offer and come back to me. Thank you for your continued support with this project.

With kind regards

Helena

Helena R Ayre MSc. PGDip (Management)

Practice Manager

Dr R M Scott & Partners (The New Queen Street & Stanground Surgeries)

Direct Dial: 01733 704460

Fax: 01733 704474

Mobile Number: 07733 321580

Borderline Local Commissioning Group (LCG) Practice Manager Board Member

From: Wayne Clark (Healthcare Portfolio) [Wayne.Clark@co-operative.coop]

Sent: 27 September 2012 15:56

To: Ayre Helena (The New Queen Street Surgery)

Subject: HOTs

Good afternoon Helena

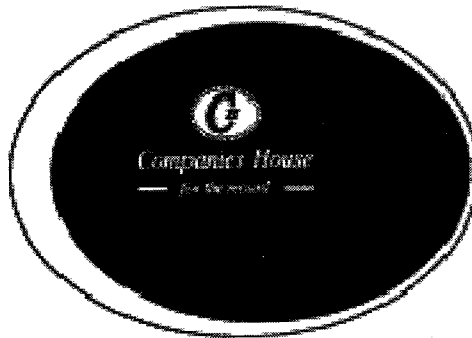
Further to our telephone conversation I can confirm that we can offer a one-off up front payment of £50k.

This is providing:

The rent stays at [redacted] for the larger space as shown on the layout sent to you earlier in the week.
The GPs will purchase the land that we have on option from Anglia Funerals for [redacted]

Regards, Wayne

[redacted]



**Current Appointments Report for:
WESTGATE PROPERTIES LIMITED
00224677**

Created: 18/02/2013 08:38:11

Companies House is a registry of corporate information. We carry out basic checks to make sure that documents have been fully completed and signed, but we do not have the statutory power or capability to verify the accuracy of the information that corporate entities send to us. We accept all information that such entities deliver to us in good faith and place it on the public record. The fact that the information has been placed on the public record should not be taken to indicate that Companies House has verified or validated it in any way.

Company Register Information

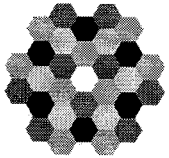
Company Number:	00224677	Date of Incorporation: 26/09/1927
Company Name:	WESTGATE PROPERTIES LIMITED	
Registered Office:	ST MARK'S COURT CHART WAY HORSHAM WEST SUSSEX RH12 1XL	
Company Type:	Private Limited Company	
Country of Origin:	United Kingdom	
Status:	Active	
Nature Of Business (SIC):	41100 - Development of building projects 68100 - Buying and selling of own real estate	
Number of Charges:	72 (66 outstanding / 1 part satisfied / 5 satisfied)	

Previous Names

Date of Change	Previous Name
11/05/1994	STERLING ESTATES LIMITED

Key Filing Dates

Accounting Reference Date:	31/12
Last Accounts Made Up To:	31/12/2011 (FULL)
Next Accounts Due:	30/09/2013
Last Return Made Up To:	25/09/2012
Next Return Due:	23/10/2013
Last members list:	25/09/2012
Last Bulk Shareholders List:	Not available



Official copy of register of title

Title number CB116991

Edition date 18.10.2012

- This official copy shows the entries in the register of title on 18 February 2013 at 10:21:49.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 February 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Peterborough Office.

A: Property register

This register describes the land and estate comprised in the title.

CITY OF PETERBOROUGH



- 1 (15.02.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Anglia Co-Operative Funerals, Whittlesey Road, Peterborough (PE2 8RB).
- 2 (04.09.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.



B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute



- 1 (17.01.2008) PROPRIETOR: ANGLIA CO-OPERATIVE PROPERTIES LIMITED (Industrial and Provident Society No. 27724R) of Burch House, Saville Road, Peterborough PE3 7PR.
- 2 (17.01.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.



C: Charges register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Transfer of the land in this title dated 17 January 1990 made between (1) Secretary of State for Health (Transferor) and (2) Leonard Roy Philby and others (Transferees):-

"EXCEPT AND RESERVING unto the Transferor and his successors in title the rights mentioned in the first schedule hereto

First Schedule

1. A right of way with or without vehicles at all times and for all purposes in connection with the use of the Transferor's retained land and also for the purposes of and the benefit of the General Practitioners' Surgery and the Dental Clinic lying to the east of the land hereby transferred over the existing roadway and land comprising a strip of not less than fifteen feet in width running along the southern boundary of the land hereby transferred subject to the Transferor and the General Practitioners and their successors in title contributing the other half of the cost of such maintenance and upkeep thereof provided that if the Transferor or the General Practitioners or other the owners and occupiers of the Transferor's retained land shall desire to increase the tarmacadam portion of the said right of way from its existing width of ten feet or thereabouts up to the maximum width of fifteen feet than he or they shall arrange for the work to be done properly by reputable contractors and supervised by a qualified surveyor at his or their own expense and free from expense to the Transferees
2. A right of drainage for both foul and surface water through the pipes valves cisterns and other service media running in through or under the land hereby transferred until such time as the Transferees shall on at least three months' written notice disconnect take up or dismantle the same PROVIDED NEVERTHELESS that the Transferees shall not serve such written notice unless and until a new common drainage system constructed so as to allow the connection therewith by the Transferor and his successors in title with the drainage system lying within the Transferor's retained land and constructed in accordance with the levels and falls of the said system within the Transferor's retained land as provided for in clause 3 below has been installed tested and is ready for use and for connection thereto as provided for in the said clause 3 provided that the Transferor shall indemnify the Transferees in respect of any costs and expenses incurred (other than minor ones) in constructing such new common drainage system in accordance with the levels and falls of the said system within the Transferor's retained land which would not otherwise have been incurred
3. The right for the Transferor and his successors in title the owners or occupiers for the time being of the Transferor's retained land at the Transferor's expense to connect into any common drainage system for the conveyance of surface and foul water constructed on through or under the Transferees' land within the period of eighty years from the date hereof to the reasonable satisfaction of the Transferees' surveyor and thereafter to drain surface and foul water through the same subject to the Transferor and his successors in title as aforesaid contributing a fair proportion to the upkeep thereof according to user
4. A right to enter onto the land hereby transferred upon reasonable prior notice save in case of emergency with or without servants workmen and agents for the purposes of inspecting maintaining cleansing and repairing the foul or surface water drain laid or to be laid under the land hereby transferred subject to the Transferor or other the person or persons exercising such right making good all damage thereby caused to the land

C: Charges register continued

hereby transferred at his or their expense

5. The right for the Transferor and his successors in title to use the easement strip lying along the eastern boundary of the property hereby transferred shown by the black hatched area on the plan annexed hereto between the points marked C and B being one metre in width to enable the Transferor and his successors in title to lay all necessary services along the said strip for the future benefit of the Dental Clinic remaining on the Transferor's retained land and the right thereafter for the Transferor and his successors in title to enter onto the land hereby transferred for the purposes of breaking open the said easement strip and installing laying maintaining inspecting and cleansing any service installations laid thereunder."

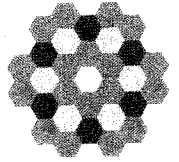
NOTE 1: The points B and C referred to are reproduced on the filed plan

NOTE 2: The black hatched area referred to is shown by blue on the titled plan.

End of register

Land Registry
Official copy of
title plan

Title number **CB116991**
Ordnance Survey map reference **TL2096SW**
Scale **1:500** enlarged from 1:1250
Administrative area **City of Peterborough**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



PETERBOROUGH ROAD

Chapel of Rest

C

B

This official copy issued on 18 February 2013 shows the state of this title plan on 18 February 2013 at 10:21:49. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Peterborough Office.

Lovegrove Louise

From: Shabbir Damani [thepharmacist@btinternet.com]
Sent: 18 February 2013 15:54
To: Democratic Services; Harding Nicholas; Lovegrove Louise; Dowsett Claire
Cc: PhilBranston; AlanGunn-Jones (planning); ShabbirDamani
Subject: Fw: Extension & Alterations to provide consulting rooms and administrative offices including alteration to access road and provision of new staff parking [12/01919/FUL]
Attachments: image001.jpg

Dear Gemma,

Please find one further email from planning specialist forwarded for planning committee tomorrow REF 12/01919/FUL, please note one more email to follow from planning specialists.

Kind Regards

Shabbir Damani
Halls The Chemist

----- Forwarded Message -----

From: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
To: 'Shabbir Damani' <thepharmacist@btinternet.com>
Sent: Monday, 18 February 2013, 15:46
Subject: Extension & Alterations to provide consulting rooms and administrative offices including alteration to access road and provision of new staff parking [12/01919/FUL]

Dear Shabbir

I have reviewed the planning application form for the above proposal against the land registry titles within the red line area. Specifically I have examined the certificates that were issued and confirmed on the application form and compared these with the land registry titles.

I can confirm that the requisite notice in accordance with the Town and Country Planning (Development Management Procedure) (England) Order has not been correctly served in respect of LR Title CB116991.

Accordingly this application is legally defective and cannot be determined. It requires a fresh notice to be issued and a period of 21 days to lapse before any determination can be made.

I trust that this clarifies the position. If there are any queries please do not hesitate to contact me.

Regards

Alan

Alan Gunne-Jones MRTPI
Principal



Planning & Development Associates
123 Pall Mall, London, SW1Y 5EA

M: 07775 801011 | T: 0207 1010 789 | E: a.gunnejones@plandev.co.uk | www.plandev.co.uk

This email is for the use of the addressee, and may contain information which is confidential and exempt from disclosure. For important disclaimers about email communications, please refer to our [website](#).

Planning & Development Associates Ltd is registered in England & Wales, no. 7728535. Registered office: The Old Church, 32 Byron Hill Road, Harrow-on-the-Hill, HA2 0HY.

Want to send us large attachments? Please use our new dedicated WeTransfer Channel: www.plandev.wetransfer.com

Lovegrove Louise

From: Shabbir Damani [thepharmacist@btinternet.com]
Sent: 18 February 2013 16:57
To: Democratic Services; Lovegrove Louise; Harding Nicholas; Dowsett Claire
Cc: PhilBranston; AlanGunn-Jones (planning); ShabbirDamani
Subject: Fw: Extension & Alterations to provide consulting rooms and administrative offices including alteration to access road and provision of new staff parking [12/01919/FUL]

Dear all

The last email forwarded for committee tomorrow, thank you for the extension of time.

Regards

Shabbir Damani
Halls The Chemist

----- Forwarded Message -----

From: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
To: 'Shabbir Damani' <thepharmacist@btinternet.com>
Sent: Monday, 18 February 2013, 16:53
Subject: Extension & Alterations to provide consulting rooms and administrative offices including alteration to access road and provision of new staff parking [12/01919/FUL]

Dear Shabbir

As per your instruction I have reviewed the planning officers report in respect of application 12/01919/FUL which is due to be reported to the City Council's Planning Committee tomorrow.

Specifically I have considered how the issue of the dispensary is dealt with.

It is an established principle that a new dispensary that is not ancillary to an existing Class D1 medical practice use would require planning permission, either as a separate Class A1 retail in itself, or as part of a new mixed use of medical practice and pharmacy.

This is a view which has been tested at a number of planning appeals (Eastbourne – APP/T1410/X/12/2178975 is a case in point). For a retail use to be considered as ancillary it is a further well established principle that the proportion of 'outsider' sales would remain low and bordering on 'de minimis'. Eastbourne which was concerned with an application for a certificate of lawful development considered this point and in fact granted a certificate on appeal on the basis of the floor area but most importantly that 98% of turnover was accounted for by NHS sales i.e. not 'outsider' sales. A certificate in that case was granted on this basis and 98% was included within the decision.

At the Stanground Surgery, the Officer's argue that the dispensary is an ancillary element to the main use of the building as a Medical Centre/Doctor's Surgery and therefore falls within Use Class D1. The officers conclusion is based only on the floor area dedicated to the dispensary and the fact that it will have no separate or independent access. The Design & Access Statement refers to the creation of a small dispensary. Whilst in floor area the overall dispensary may be a small percentage of the total new floor area to be created, this is only part of the assessment required to determine that the use is ancillary and does not fall into a separate A1 use class. However, the proposal is to relocate an independent separate and commercial pharmacy which will come with an established commercial and customer entirely independent of the Surgery. As such it is a separate legal entity and cannot be considered ancillary.

I have reviewed the application documentation and cannot find any information as to how the dispensary will function and what % of turnover is likely to derive from 'outside' sales.

In these circumstances I do not believe there is sufficient information available to the Planning Committee to be able to categorically determine that the dispensary is an ancillary activity and I would have considered it reasonable and appropriate for such information to be requested and considered to allow an informed view on this matter.

The consequences are significant. If the dispensary is not ancillary then this will breach retail planning policy

Appendix D

and also raise highway objections in line with the previous refused application for this site. The resultant intensification of activity will also have a detrimental impact on the highway network and local environment. Even if there is information to support the view that the dispensary is an ancillary activity then I would expect safeguarding conditions to be recommended to ensure that an ancillary activity does not transform into a substantial and separate retail activity.

In these circumstances I do not believe that this application can be determined without further information on the level of 'outside' retail sales and would anticipate that a decision can only be deferred to allow such information to be provided, reviewed and determined.

I trust that this position is clear. If there any queries or further information is required please do not hesitate to contact me.

Regards

Alan Gunne-Jones MRTPI
Principal



Planning & Development Associates
123 Pall Mall, London, SW1Y 5EA

M: 07775 801011 | T: 0207 1010 789 | E: a.gunneiones@plandev.co.uk | www.plandev.co.uk

This email is for the use of the addressee, and may contain information which is confidential and exempt from disclosure. For important disclaimers about email communications, please refer to our [website](#).

Planning & Development Associates Ltd is registered in England & Wales, no. 7728535. Registered office: The Old Church, 32 Byron Hill Road, Harrow-on-the-Hill, HA2 0HY.

Want to send us large attachments? Please use our new dedicated WeTransfer Channel:

www.plandev.wetransfer.com

**DOGSTHORPE, EAST AND PARK NEIGHBOURHOOD
 COMMITTEE
 (NEIGHBOURHOOD COMMITTEE C&E2)**

**MINUTES OF THE MEETING HELD ON TUESDAY 11 DECEMBER 2012 AT 8.00PM
 AT THE JOHN MANSFIELD CENTRE**

Members Present:

Park Ward Councillors Peach (Chairman), Kreling and Shearman
 East Ward Councillor Johnson
 Dogsthorpe Ward Councillors Ash, Miners and Saltmarsh

Officers Present:

Simon Machen Head of Planning, Transport and Environment
 Cate Harding Neighbourhood Manager
 Gosia Lasota Locality Partnership Co-ordinator
 Peter Wightman Interim Director of Primary Care, NHS Peterborough
 Mark Swift Enterprise Peterborough
 Louise Tyers Compliance Manager

Others Present:

26 people registered their attendance at the meeting including residents and representatives from Cross Key Homes and Cambridgeshire Constabulary.

Item	Discussion and Actions	Action
1. Apologies for Absence	An apology for absence was received from Councillor Todd.	
2. Declarations of Interest	None	
3. Minutes from the previous meeting	The minutes from the meeting held on 12 September 2012 were agreed as a true and accurate record.	
4. Issues arising from previous Meeting	The Neighbourhood Manager advised that updates and details of completed actions were provided on tables and also detailed in the rolling presentation.	
5. Updates on Matters of Interest Relevant to the Committee	Peterborough Primary Care Strategy – Update on the East Peterborough Scheme Peter Wightman, Interim Director of Primary Care at NHS Peterborough gave an update on the proposed East Peterborough	

Scheme. The key points were:

- In March 2012, NHS Peterborough had agreed a strategy on the design of local surgeries as there were too many little surgeries and it was proposed to join some together in a new practice.
- It was acknowledged that this area did not have a very good provision of surgeries.
- The preferred site for the new practice was the former Newark Court site on Newark Avenue.
- The planning process had now started and a solution had been found for the highways concerns which had previously been raised.
- It was hoped that the new practice would be open at the end of 2013/beginning of 2014.

Comments and responses to questions included:

- Councillor Peach stated that whilst the plans seemed exciting, there were concerns about the size of the site.
- Councillor Ash advised that he believed the proposal would be at the detriment of local GPs who provided services. The costs would be high and he was concerned at the loss of local services.
- Peter Wightman responded by saying that the list for the new practice would be 10-12,000 patients and there would be five to six doctors. The scheme would be self-funding as the rental costs of five separate buildings would stop. Three contracts into one would result in better value.
- Councillor Kreling stated that Newark Court was a poor site to have chosen as pedestrians would not be able to cross the road. It would also be difficult for vehicles to exit the site onto Newark Avenue. Peter advised that the site was a crossover for a number of bus routes and there were design issues for cars and pedestrians.
- Simon Machen advised that as the planning application had only been submitted all of the issues raised had yet to be formally assessed. With regard to the location it was difficult to find sites for community use within urban areas. There would be a number of issues to consider during the planning process including the use of the site and its impact on neighbours, access to the site and the impact on the local network. Issues had been raised about the level of parking at the site and the applicants had now purchased the adjacent bungalow to create additional parking. It was expected that the planning application would be considered by the Planning Committee around late January 2013.
- A member of the public asked whether the new development would be comparable with the Thomas Walker Centre. Peter advised that it would not be comparable as there were two key differences. The new practice would not have any dentist or community health services and the Thomas Walker Centre still had three surgeries with separate receptions.
- Councillor Peach stated that parking was an issue and not

	<ul style="list-style-type: none"> • A member of the public stated that a number of appointments were often at peak times. Peter advised that the surgery was looking to be flexible around making appointments around peak periods. They would also be looking at how staff would travel to the site. • Councillor Shearman stated that there would be a large number of vehicles travelling to the site and there would never be enough parking. There would be an issue with turning right into Newark Avenue from the site and it was essential that officers looked at this properly. • Kevin Bell asked if the traffic lights on Eastfield Road between the Eye Road and Newark Avenue could be linked to ensure a good flow of traffic to and from the site. Simon advised that the traffic lights were linked to keep traffic moving but the Council would look at those lights. <p>AGREED</p> <p>That the comments from this meeting be forwarded to Planning Officers as part of planning consultation process and that they take particular notice of the size of the development; parking at the site; the closeness to the junctions of Newark Avenue and Eastfield Road and Newark Avenue and Eastern Avenue and the closeness to Newark Hill Primary School.</p>	CH
6. Open Session	<p>Attendees of the meeting were given the opportunity to ask questions and raise issues affecting the areas in which they lived.</p> <p>These included:</p> <ul style="list-style-type: none"> • Councillor Ash advised that the traffic lights at the Triangle needed to be looked at urgently. • Councillor Ash asked for an update on the negotiations on the lease for the John Mansfield Centre. Cate Harding advised that negotiations were ongoing and the Council was keen for organisations to manage the Centre. However it was necessary to make sure that the organisations were able to enter into a lease. • Councillor Ash asked if the ice cream vans which had parked near Dogsthorpe School had been looked at. Cate advised that she would take this issue back to the Licensing Team along with the vans parked at Scalford Drive. • Councillor Ash asked for an update on the progress on Whetstone Court. Cate advised that there were ongoing discussions with Enterprise. Mark Swift advised that pruning was happening at the moment but discussions needed to be had with the client officer about the fencing. • Councillor Ash asked what was happening about the toilet block 	

	<ul style="list-style-type: none"> • Kevin Bell asked about graffiti on private property and why in some cases it was taking up to 26 weeks to remove. He also asked for clarification as to what was deemed as offensive. He also stated that calls were often closed without notification if the graffiti was on private land. Cate advised that there were ongoing discussions with Enterprise around private land owners and how that process could be tightened up. • Councillor Shearman advised that Mark Denson had been a great help in removing rubbish off land in his ward. Adam Cliff, Empty Homes Officer, had also undertaken some excellent work on some properties. • Councillor Shearman stated that the level of litter in the city was not entirely Enterprise's fault and was an issue with the contract the Council had negotiated. The contract needed to be renegotiated. Cate advised that there ongoing negotiations around the contract. • Councillor Miners advised that a resident had received a letter about removing graffiti from his property or action would be taken against him. If the graffiti was directly on to the footway it should be removed at the expense of the council. Should we put aside some money to clean up these cases? Cate advised that there were a number of different view points. The Neighbourhood Committee had a small allocation of capital funding which could not be used. However Community Leadership Funding could be used. She would feed the comment back about houses which faced the public realm or footpaths. The Council used to clear such graffiti as a case of goodwill. • Councillor Shearman asked about using community payback. Cate advised that it had been used previously and was pursued where possible. 	CH
8. Next Meeting	The next meeting was due to be held on Wednesday 13 March 2013 at Parnwell Community Centre.	

Meeting Closed 9.05pm

ACTIONS

DATE	ACTION	WHO AND WHEN?	STATUS
11 December 2012	The comments from the meeting regarding the proposed GP surgery at Newark Court be forwarded to Planning Officers as part of planning consultation.	Cate Harding	
	Neighbourhood Manager to feedback comments around graffiti on private property which directly faced public realm or footpaths	Cate Harding	