

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 9 JUNE 2015 AT 1.30PM

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**UPDATE REPORT &
ADDITIONAL INFORMATION**

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PETERBOROUGH CITY COUNCIL

PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS

Procedural Notes

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

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

MPs will be permitted to address Committee when they have been asked to represent their constituents. The total time allowed for speeches for MPs will not be more than five minutes unless the Committee decide on the day of the meeting to extend the time allowed due to unusual or exceptional circumstances.

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

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

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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 9 JUNE 2015 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item No.	Page No.	Application	Name	Ward Councillor/Parish Councillor/ Objector/Applicant/Agent/ Supporters
5.1	27	15/000479/HHFUL – 13 Allotment Lane, Castor, Peterborough, PE5 7AS	Councillor Lamb Jo Codd	Ward Councillor Applicant

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BRIEFING UPDATE

P & EP Committee 9 June 2015

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
5.1	15/00392/HHFUL	29 Parliament Street Millfield Peterborough PE1 2LS , Front single storey extension and erection of a front boundary wall (retrospective)

No Further Comments

5.2	15/00479/HHFUL	13 Allotment Lane Castor Peterborough PE5 7AS , Demolition of existing former garage and erection of single storey and 2 storey front extensions - resubmission
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Castor Parish Council has submitted further comments, as detailed below:

The Parish Council contends that the reasons cited for refusal are negated by recent planning applications.

In the past few years, development pertaining to application 10/01611/FUL , a dominant building opposite the site in question has been modified extensively as a building, the windows changed and the exterior rendered, changing it completely.

Additionally a development of 25 houses covered by 10/00207/REM has completely changed the skyline and aspect in this part of the village - coming from the west in the direction of the applicant property, the eye is completely drawn to the dominance of the houses to the north, as they are by commercial necessity large dwellings and elevated.

The Parish Council feels that there is little consistency in the treatment of this application compared to others, which have impacted hugely, in the case of the 25 houses, on the overall skyline in all directions and impacts on an ancient by-way still in use.

Castor Parish Council implores the Planning & Environmental Committee to consider this matter in great detail - there have been no neighbour objections whatsoever, not even in a 'quiet' way (one of the members of the council lives in the immediate vicinity and would have let it be known if there were any murmurings), there will be very little adverse impact on the immediate surroundings and the 'conservation' aspect of this part of Castor is already completely compromised by a modern development of overbearing 'aspirational' properties built this decade.

In addition, the applicant has submitted 3 photographs of a nearby dwelling that has been extended at first floor on the front. These photos are attached at Appendix 1.

Officers have considered the comments by the Parish Council and the applicant, but in this instance it does not change the recommendation to Members. It is accepted that Allotment Lane and the immediate surrounding area has undergone a lot of change and different styles and designs of dwellings have been constructed. However, it is still considered that the size and design of the extension would have a significant adverse impact on the immediate character of that part of Allotment Lane and change the views into and out of the village.

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