

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

22 FEBRUARY 2022 AT 1:30PM

- 1 Procedure for Speaking
2. List of Persons Wishing to Speak
3. Briefing Update

UPDATE REPORT & ADDITIONAL INFORMATION

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.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 22 FEBRUARY 2022 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	20/01113/FUL - - The Former Staniland Court Site, Werrington Centre	Cllr John Fox/Cllr Judy Fox/Cllr Stephen Lane Sally Weald Kate Wood	Ward Councillors Objector Agent
5.2	21/01745/HHFUL - Jubilee House, First Drift, Wothorpe	Helen Raymond	Agent
5.3	21/01965/HHFUL - 28 West End Road, Maxey	Cllr Hiller	On behalf of Applicant

BRIEFING UPDATE

P & EP Committee 22 February 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	20/01113/FUL	The Former Staniland Court Site Werrington Centre Peterborough PE4 6NA , Erection of 2no. 3-storey buildings and 1no. 2-storey building comprising 59no. affordable residential units and 2no. retail units, with associated car parking, landscaping and relocation of bus stop

Report Clarification

Within the Site Description section of the report (Page 19, Paragraph 1), the doctor's surgery is stated as being vacant. This is no longer the case.

Infrastructure contributions

The required financial contributions relating to Public Open Space (POS) are set out within the main Committee report and remain unchanged. The total **public open space contributions of £43,949.79 + 5 years maintenance costs.**

At the time of writing the report, discussions were ongoing regarding tree loss. To accord with Policy LP29, 46x off-site trees would be required to be provided to compensate for the loss. The Council's Tree Officer originally provided a quote of £1,517.52 per tree, which would include the cost of planting and 25 years maintenance.

However, Officers were of the view that it would be more consistent to seek to achieve 5 year's worth of management and maintenance on landscaping schemes to enable establishment. As such, a revised price of £994.63 per tree has been stated, which would include the cost of planting and 5 years maintenance. This would equate to **£45,752.98 towards providing off-site trees.**

Accordingly, should members recommend the application for approval, Officers would seek to secure **£89,702.77 plus 5 years maintenance for POS** as part of the legal agreement.

Additional Representations - objections

Werrington Neighbourhood Council

Object - Werrington Neighbourhood Council supports the need for the provision of low-cost housing in Peterborough and the need for a residential development on this site especially to bring about the much-needed improvements to Werrington Centre. We, however, remain concerned that a three storied block of flats remains out of character with the surrounding area without compensatory open space and greenery. The flats, siting in the middle of a business area already suffering from anti-social behaviour, will bring about the influx of a large number of people without any immediate open space and where Doctors and Dentists etc are already under pressure. Our full concerns have been detailed in our previous submissions.

We have seen that the Technical Note for Transport Matters has only just been submitted which has not given residents adequate time for response. In response to this, we have unease that Peterborough City Council's parking standards are not being applied. Werrington is not a City Centre location, is not a transport hub nor an employment centre. Whilst there is a bus service, there is limited late/Sunday services, not ideal for shift workers, and the over 60s are the highest percentage of car ownership. It is therefore a concern that there is not going to be enough parking, especially there are several work vans, and that street parking will be sought as Werrington Centre car park is not a safe car park due to the surrounding anti-social behaviour.

Whilst the report demonstrates the parking capacity elsewhere, the streets reviewed, other than Crowhurst, are over a kilometre drive away due to the road grid so the overflow parking will be centred on Crowhurst. This estate already suffers with parking pressures and the figures quoted do not reflect the true situation at night with parking on pavements, grass verge, corners and internal junctions. The

report suggests that five cars can be parked on the narrow access road which will make accessing the estate from the busy Staniland Way dangerous.

We therefore ask that when considering the application that:

- 1) there is clear reasoning for the City Council's parking standards to be overturned
- 2) if the car parking standards are overturned that every encouragement is given to ensure that offsite parking is made within Werrington Centre's car park through:
 - ensuring well-lit parking with a well-lit pedestrian access adjacent to the Petrol Station (at the time of writing one of these lights on this path was not working)
 - ensuring that the parking here remains unrestricted 'ad infinitum'
 - residents are signposted to this area as alternative parking
- 3) All attempts are made to prevent overflow cars being parked in surrounding streets especially along the access road to Crowhurst with a parking review being undertaken with residents to explore options such as dedicated parking bays.

Petition

A petition has been received (18.02.22) from the residents of Crowhurst, Werrington, which has been signed by 62x persons from 93x addresses. The petition confirms the number of cars owned by the 62x signatures, which stands at 82x vehicles. The petition has been attached in full under **Appendix A**, and raises the following concerns:

- the proposed development would not provide satisfactory parking for the number of dwellings proposed;
- there is no capacity for off-site parking within Crowhurst;
- the development would result in congestion along Davids Lane and Staniland Way
- there is insufficient spare capacity within the Tesco car park;
- the proposed development would remove a direct footlink from Crowhurst into the Werrington Centre;
- the size of the development is unacceptable, and would give rise to anti-social behaviour; and
- the development would have an adverse impact on the living conditions of nearby residents.

The petition acknowledges that the site should be used for housing, however, a reduced number and full compliment of off-road parking should be forthcoming.

The petition advises that if objections are not considered, the matter would be raised to the Secretary of State for the Environment.

Officer Response – To confirm, all planning related matters are considered, and have been set out within the main Committee report, and below.

Objection letters

17x letters of **objection** have been received, which have raised the following concerns:

- The amount of parking is less than the Council's parking standards;
- Parking at Werrington Centre is already at a premium, the School, Offices and additional housing have all placed demands on the parking that already exists;
- What action is being taken to address congestion at the roundabouts serving Davids Lane, Staniland Way and the A15?;
- The Planning Officer should survey the roads, there is no parking capacity on adjacent roads;
- Overflow parking shows to use Crowhurst and Ploverly; emergency services struggle to gain access to these roads;
- The centre is already congested and with the school planning further expansion to their site there will be a further increase in the need for parking;
- Why would future occupiers want to park their cars ¼ mile away?; and
- anyone with the most basic ability to count could walk around the streets and roads named to see that the suggestion to use the named areas is untenable.

Officer Response: As set out within the main Committee Report, the Applicant has provided details of Census data and 5 comparable sites which has justified a reduced on-site car parking requirement for future occupiers, and this has been accepted by the Local Highway Authority.

In addition to this, a parking beat survey of the Werrington (Tesco) Car Park has been undertaken, which takes into consideration the expansion of Ken Stimpson School, as well as a review of on-street parking capacity within the immediate locality. This has demonstrated that there would be capacity within the Werrington (Tesco) Car Park as well as on-street parking along Skaters Way, which could accommodate any displaced staff parking from the service yard.

Officers are conscious that Ploverly and Crowhurst are at capacity, and these results have been discounted from the parking beat survey.

- Werrington has enough trouble with drugs in the flats that are already there, the Council and the Police can't control the problem, and this development would make this worse

Officer Response: There is nothing to suggest that this development would give rise to issues of crime or anti-social behaviour; the Police have not objected to the proposed flats, and conditions have been sought to control access as well as design out issues of crime and ASB.

- Access to the development would be via a bus route;

Officer Response: Vehicle access into the application site would be via Staniland Way, to the north adjacent to the Tesco petrol filling station.

- The proposed building is too large

Officer Response: Officers have considered the proposal on its merits, and the site is considered capable of accommodating the proposed scale of development.

- There is no requirement for the proposed shops, existing shops have been closed for months

Officer Response: The application site is situated within an established District Centre; however, Officers demand for retail is not a material planning consideration. It's a case of whether a proposal would impact the viability or vitality of a Centre. Additional retail options would enhance the viability or vitality of a Centre.

- More housing means less space for children to play, and maybe more car accidents

Officer Response: An off-site public open space contribution would be secured, and the Local Highway Authority has raised no objections on highway safety terms.

- recreational long term development plans for Werrington Centre should take priority over this unnecessary and unwanted housing development, which so many residents are opposed to.

Officer Response: The Local Planning Authority does not get to choose what type and nature of development is submitted, they are obliged to determine any such proposal against relevant National and Local planning policies.

Additional Representations - support

A letter of **support** has been received from Funding Affordable Homes Housing Association Ltd, a copy of which has been indexed as **Appendix B**.

2 .	21/01745/HHFUL	Jubilee House First Drift Wothorpe Peterborough , Part two storey side and part first floor extension to incorporate existing garage - resubmission
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Representation from Wothorpe and St Martin's Without Parish Council

The following representation was received from Wothorpe Parish Council who are unable to attend the Committee meeting:

"Wothorpe and St Martin's Parish Council have considered this application in the light of the objections raised by the three adjoining property owners. The objections which have been raised by the Parish Council are based upon the planning policies relevant to this village namely the SPD Section 13 and the

SA19 Special Character Area. The Case Officer's report does identify harm to such policies and in her subjective view has put forward a recommendation for approval. The Parish Council would take a different subjective view and urges the Councillors to consider carefully this application in order that a proper and fair subjective decision is taken."

Representation from Friarfield

One representation has been received from a rear adjacent neighbour (Friarfield) in response to the published Committee Report with the following comments.

1) First floor proposed south facing windows

a) The windows in the current single storey structure are sufficiently high off the floor to prevent us being overlooked.

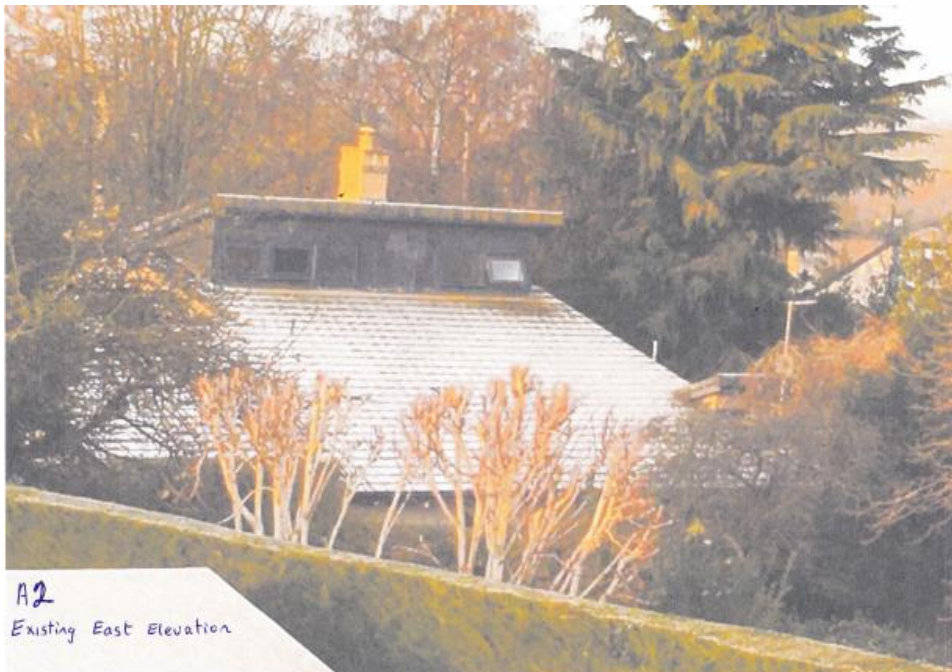
b) The proposed windows would seriously overlook our property. In our previous submissions we wrote that our 'tennis court', as well as the copse, would be overlooked. The 'tennis court' is, in fact, an all-weather Astroturf surface which has far more use as an all-weather play area for the five Stamford based grandchildren, aged from three upwards, than it has for adult tennis. We use it as integral part of our garden and believe that our privacy there should not be compromised.

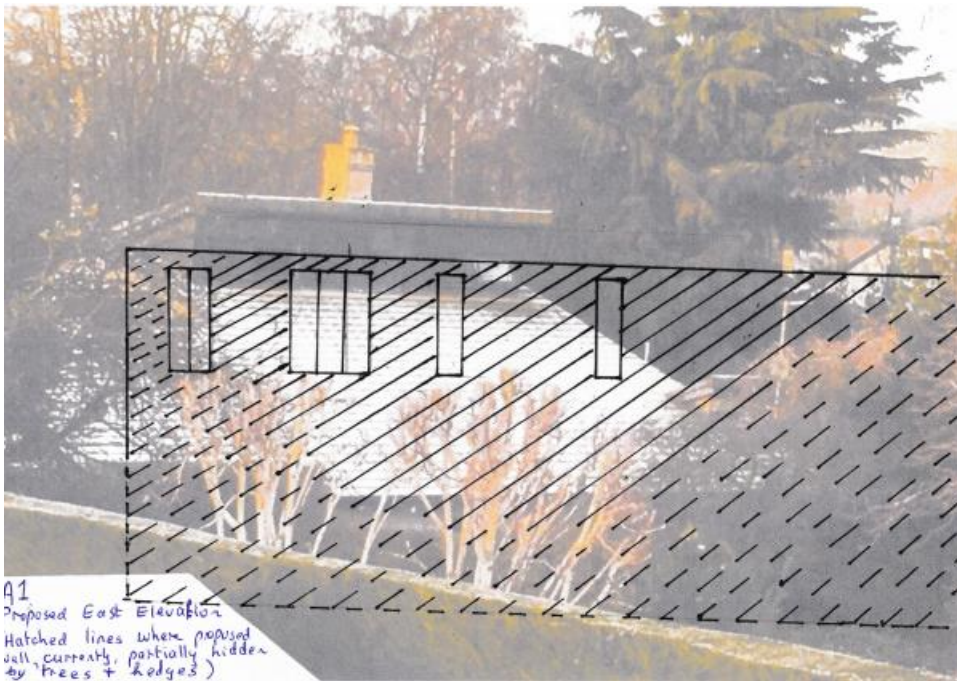
It seems to us that the logic which led you to 'recommend the use of a condition to secure obscure glazed and non-opening windows below 1.7m from finished floor level' for windows on the east elevation, should apply equally to the windows on the proposed first floor of the south elevation.

2) First floor extension to the eastern flank.

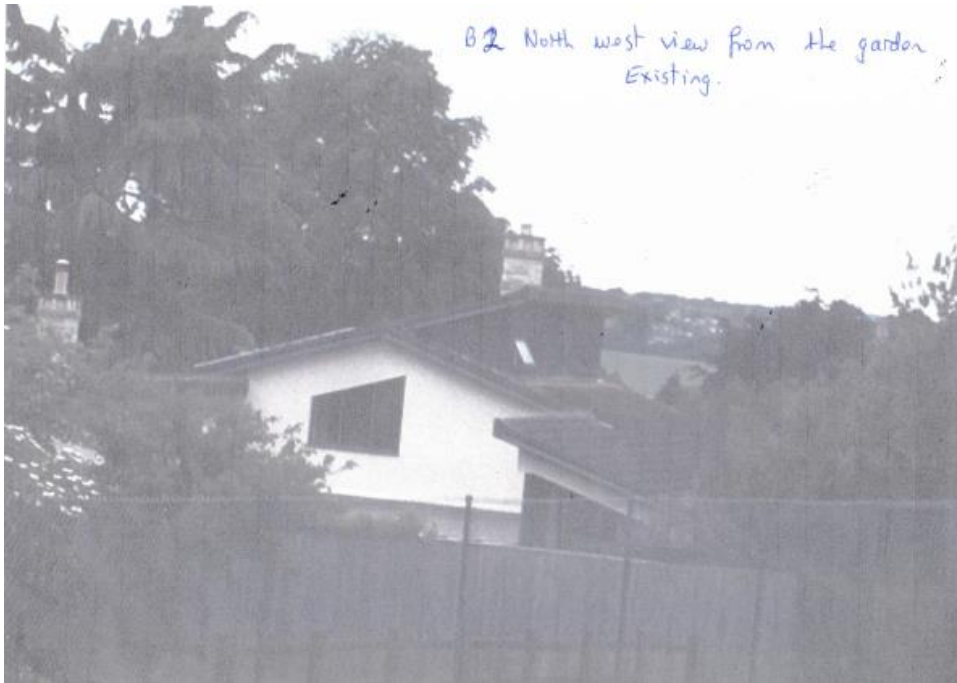
We note your comment in paragraph 7 of 5a (Assessment of the planning issues) that 'the existing footprint of the dwelling would not be further extended'. We would like to emphasize that the current east facing wall (which is very close to the eastern boundary) is low enough to be partly obscured by the hedge. The proposed east facing wall would be just as close to the boundary but approximately double the height and more than double the length of the existing wall. It will inevitably loom over adjoining properties in a very overbearing and unreasonable manner.

In a previous submission we sent you photos which demonstrate the enormous impact this new wall will have. We would be grateful if you would confirm that these photos have been taken into account.

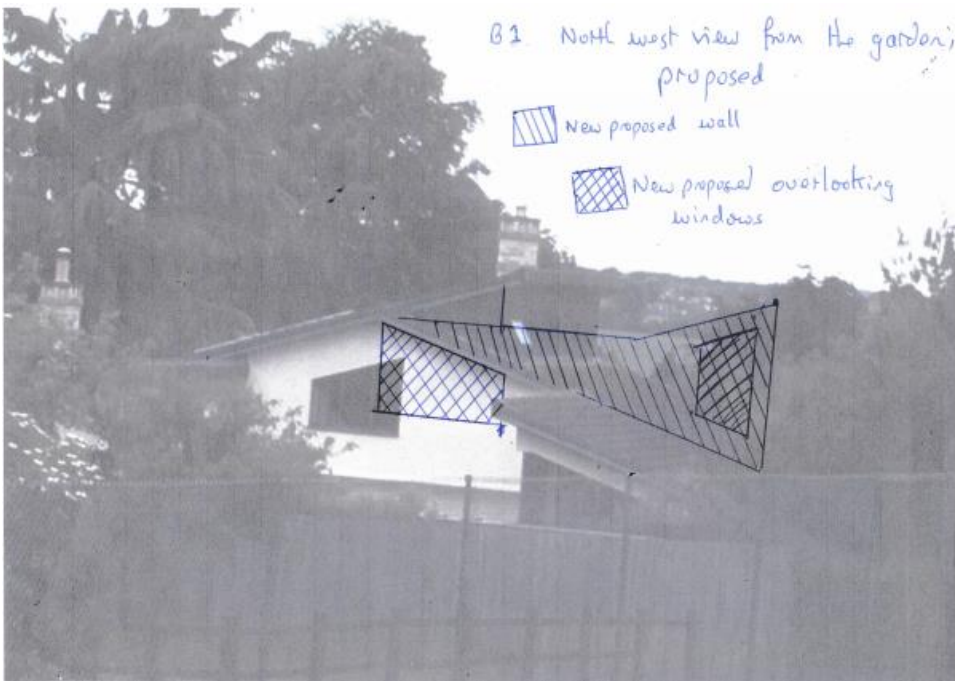




A1
Proposed East Elevation
Hatched lines where proposed
will currently be partially hidden
(by trees + hedges)



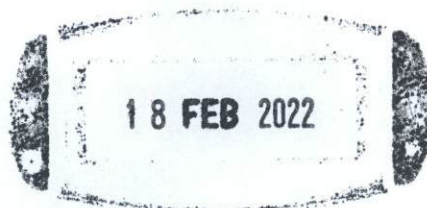
B2 North west view from the garden
Existing.



3 .	21/01965/HHFUL	28 West End Road Maxey Peterborough Peterborough, Demolition of existing conservatory and erection of single storey rear extension including installing timber pergola structure
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No further comments.

Peterborough City Council,
Planning Department,
Sand Martin House,
Brittern Way,
Peterborough.
PE2 8TY



Planning application No. 20/0111/Ful "The former Staniland Court Site Werrington Centre.
Peterborough, PE4 6NA

Dear Sirs,

With regard to the above planning application we the residents of Crowhurst, Werrington collectively in accordance with the enclosed petition strongly object to this application on the following grounds.

The application being for 59 social housing flats for which only 75 parking spaces are to be provided, this is well below the required number of parking spaces in order to satisfy 'The City Council's parking standards and therefore is unacceptable to the residents of Crowhurst and as informed the Peterborough City Council.

To satisfy this shortfall the applicant states that the City Council's parking standards can be overlooked as there is additional parking facilities available within the residential housing close to the development.

The residents of Crowhurst, Werrington in accordance with their petition strongly object to the assumption that there is currently sufficient parking facilities within Crowhurst to accommodate existing parking requirements. Collectively the residents say the parking facilities in Crowhurst, Werrington should be restricted to parking for the residents of Crowhurst alone.

The residents of Crowhurst, Werrington in accordance with their petition strongly object to the implication that additional parking facilities can be provided on the entrance road into Crowhurst, as this would reduce the entrance to a single carriageway resulting in further dangers and restricting movement in and out. Also tail backs along Staniland Way could be caused resulting in a lot of bad feeling and frustration among residents and other road users.

Also in accordance with their petition the residents object most strongly to the suggestion that parking facilities may be obtained on the Tesco car park because on certain days due to Tesco shoppers and the Ken Stimpson School this car park is full.

Furthermore there is strong objection to the development of the size stated as this takes away the pathway for access to the shopping centre for both Ploverly and Crowhurst. Doing away with this access pathway will seriously impose extra problems for disabled people because they would have to negotiate a further distance to the centre around the dentists building.

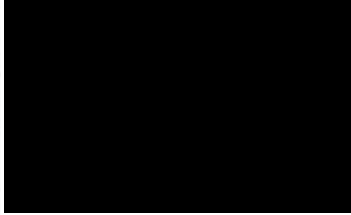
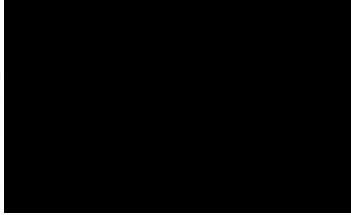
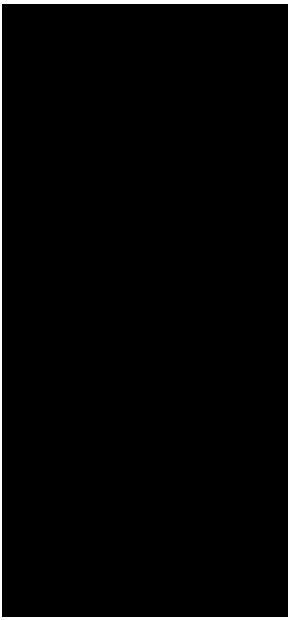
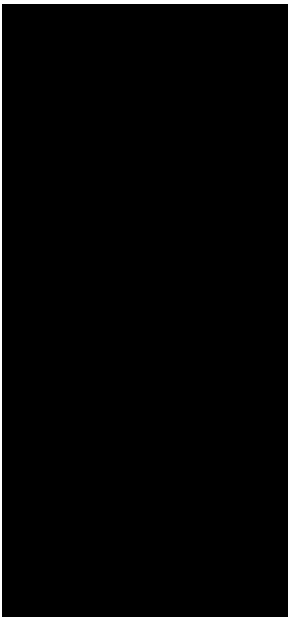
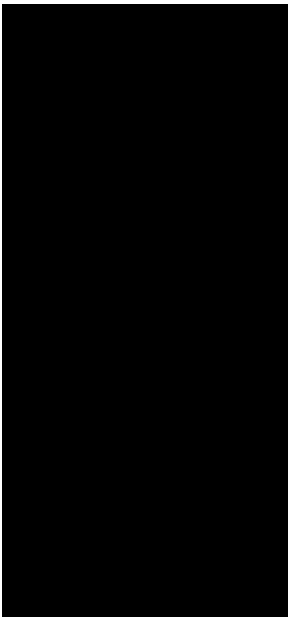
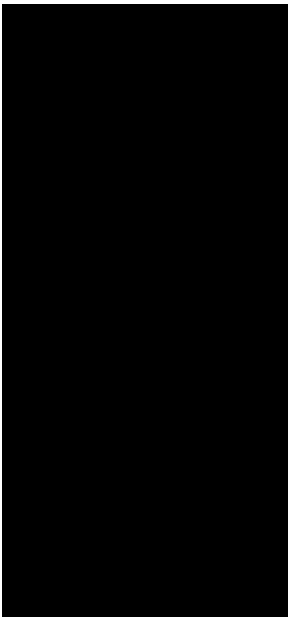
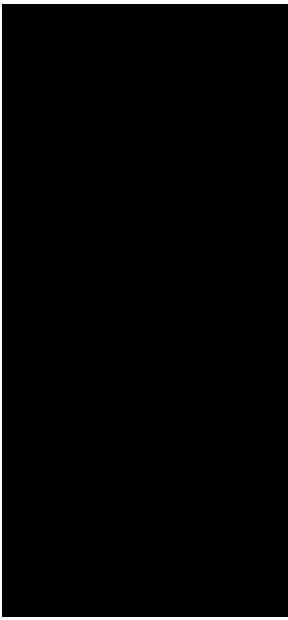
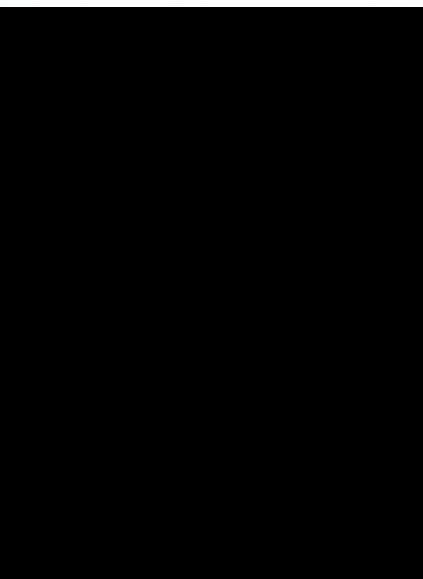
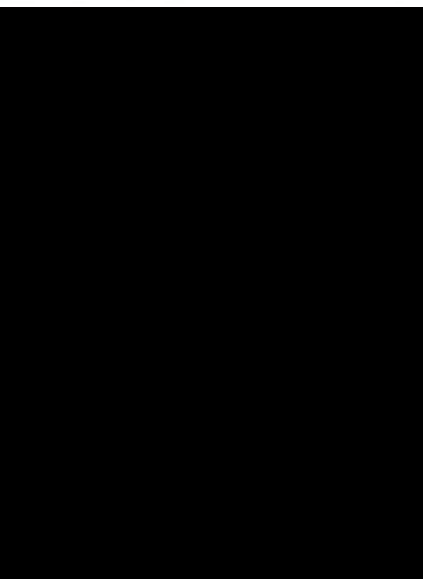
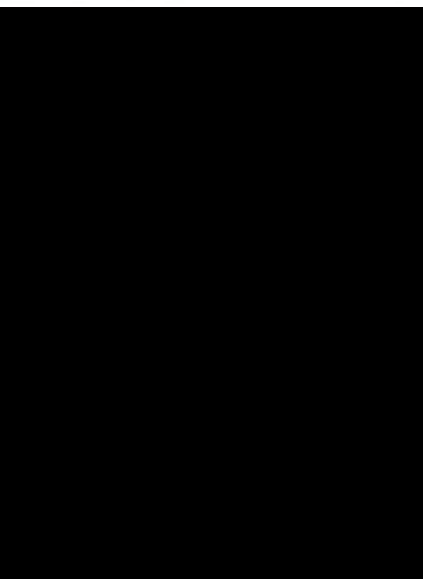
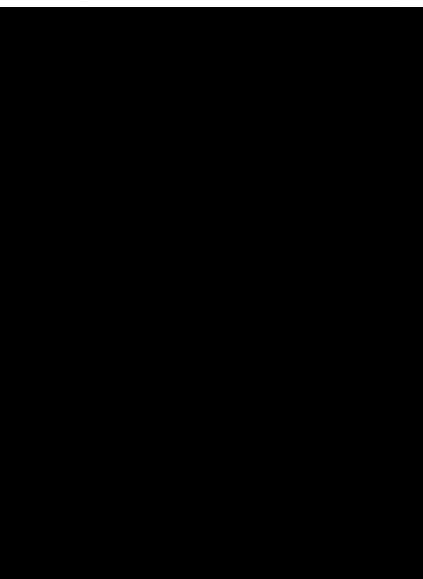
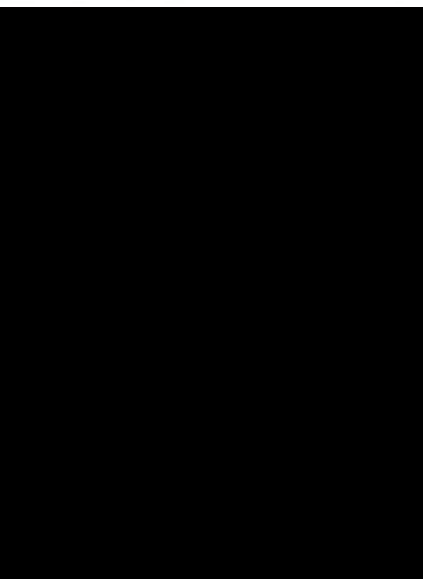
The development in its current size is also unacceptable on the grounds of unsocial behaviour in the area and Werrington Centre which will obviously increase.

The residents of Crowhurst, Werrington reluctantly accept that the site of the former Staniland Court should be used for some sort of housing which could be that of social housing however it should be downsized and sited on the Staniland Court site alone with adequate parking facilities in accordance with the City Council's parking standards.

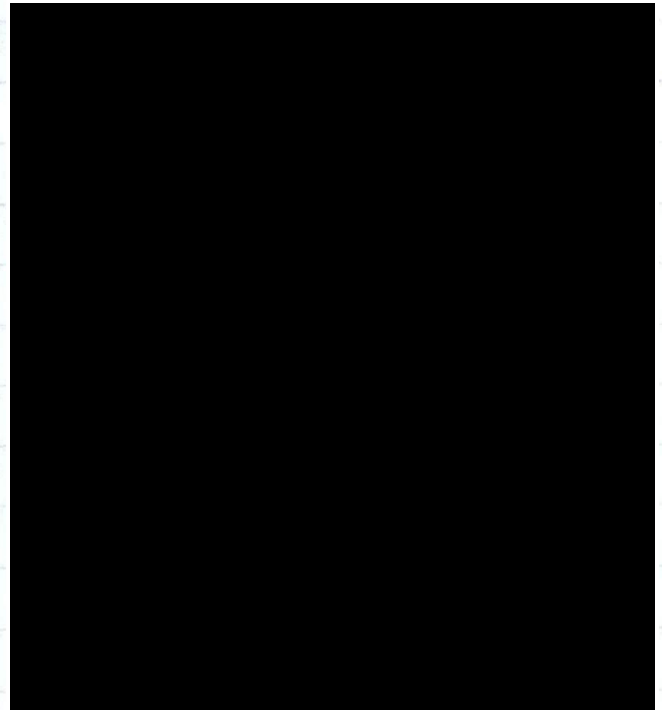
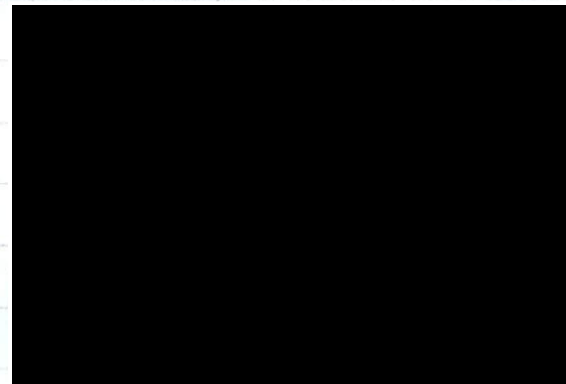
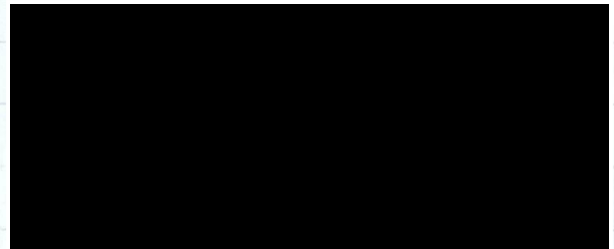
In conclusion for numerous reasons regarding maintaing their standard of living, which will be drastically reduced, collectively in accordance with their petition are strongly against this development in its current size.

Failure to take into account the objection of the residents of Crowhurst, then collectively will take their objection to the Secretary of State For The Environment, so strong is their objection.

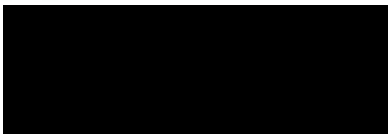
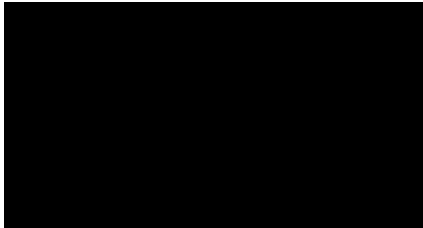
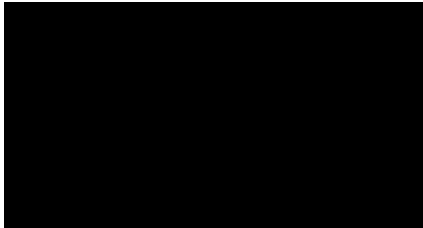
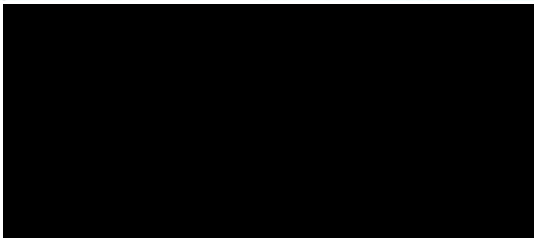
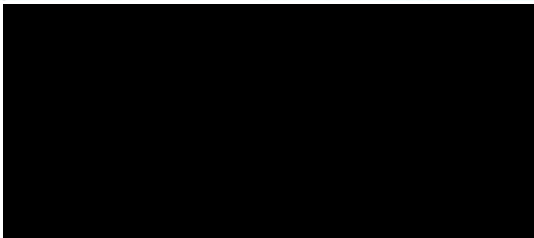
Yours faithfully,
For and on behalf of the residents of Crowhurst.

	<u>VEHICLES</u>	
1 CROWHURST	2	
2 CROWHURST	1	
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5 CROWHURST	0	
6 CROWHURST	1	
7 CROWHURST	1	
8 CROWHURST		
9 CROWHURST	2	
10 CROWHURST		
11 CROWHURST	2	
12 CROWHURST	3	
13 CROWHURST		
14 CROWHURST	2	
15 CROWHURST	1	

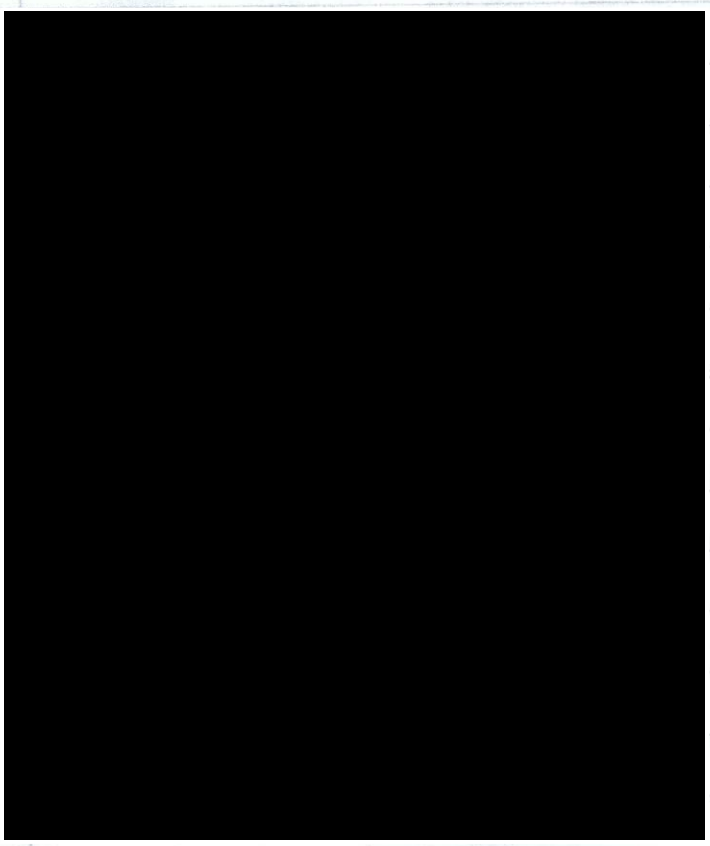
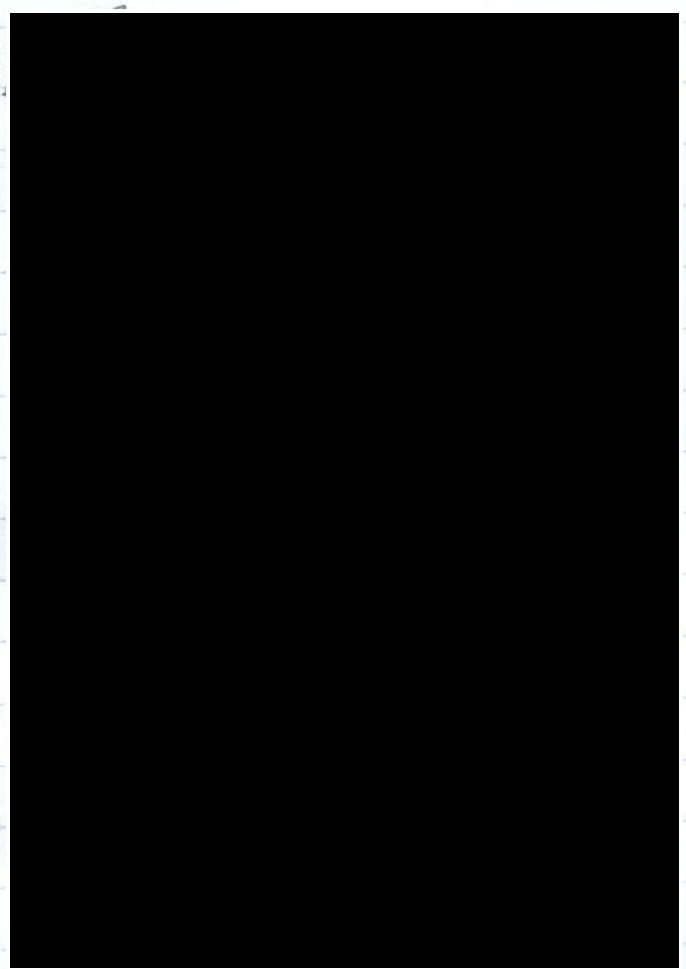
	<u>VEHICLES</u>
16 CROWHURST	2
17 CROWHURST	1
18 CROWHURST	
19 CROWHURST	
20 CROWHURST	
21 CROWHURST	1
22 CROWHURST	1
23 CROWHURST	1
24 CROWHURST	0
25 CROWHURST	2
26 CROWHURST	2
27 CROWHURST	1
28 CROWHURST	1
29 CROWHURST	1
30 CROWHURST	2



VEHICLES

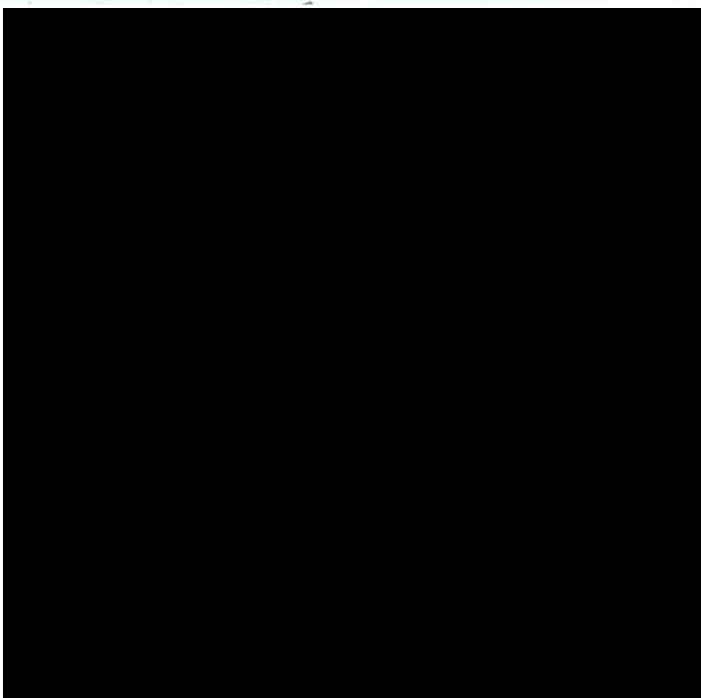
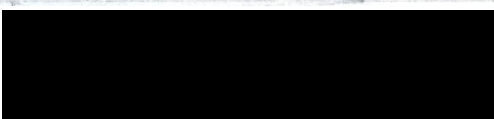
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32	СЛОУИУАСТ		
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43	СЛОУИУАСТ		
44	СЛОУИУАСТ	1	
45	СЛОУИУАСТ	4	

	<u>VEHICLES</u>
46 СЛОУИОРАТ	1
47 СЛОУИОРАТ	2
48 СЛОУИОРАТ	2
49 СЛОУИОРАТ	2
50 СЛОУИОРАТ	-
51 СЛОУИОРАТ	1
52 СЛОУИОРАТ	1
53 СЛОУИОРАТ	1
54 СЛОУИОРАТ	-
55 СЛОУИОРАТ	2
56 СЛОУИОРАТ	1
57 СЛОУИОРАТ	1
58 СЛОУИОРАТ	2
59 СЛОУИОРАТ	1
60 СЛОУИОРАТ	1
61 СЛОУИОРАТ	-



VEHICLES

	62 СЛОВНОСТ	1
	63 СЛОВНОСТ	-
	64 СЛОВНОСТ	-
	65 СЛОВНОСТ	-
	66 СЛОВНОСТ	2
5060	67 СЛОВНОСТ	-
	68 СЛОВНОСТ	2
	69 СЛОВНОСТ	2
	70 СЛОВНОСТ	1
	71 СЛОВНОСТ	1
	72 СЛОВНОСТ	2
FLAT	73 СЛОВНОСТ	1
	74 СЛОВНОСТ	1
	75 СЛОВНОСТ	- 1
	76 СЛОВНОСТ	2
	77 СЛОВНОСТ	-



VEHICLES

78 СЛОВИУСТ

-

SENIOR CITIZEN HOUSING

79 СЛОВИУСТ

-

SENIOR CITIZEN HOUSING

80 СЛОВИУСТ

-

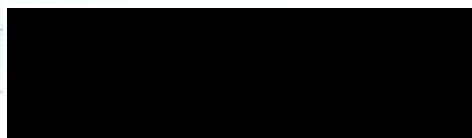
SENIOR CITIZEN HOUSING

81 СЛОВИУСТ

-

82 СЛОВИУСТ

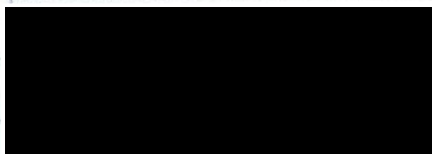
2



83 СЛОВИУСТ

84 СЛОВИУСТ

1



85 СЛОВИУСТ

СОЛО

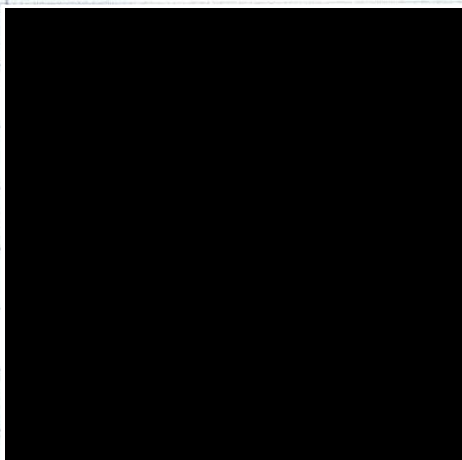
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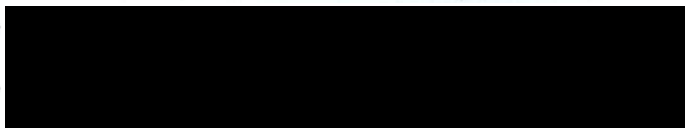
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Sent via email

18 February 2022

Dear Councillor

Former Staniland Court Site, Werrington, Peterborough (20/01113/FUL)

We are writing to you ahead of the Planning and Environmental Protection Committee on 22 February regarding KREAM (Knightsbridge Real Estate Asset Management) and Funding Affordable Homes' planning application for the Former Staniland Court Site, Werrington, Peterborough. We are pleased to learn that officers have recommended the application for approval.

As you will know, the site is allocated for residential development in the adopted Peterborough Local Plan and will help to address the shortfall in the number of affordable homes that are being delivered in the city. Funding is also being provided by the Cambridgeshire and Peterborough Combined Authority to help deliver these new homes.

We originally submitted a planning application for 67 affordable homes and three retail units on the site in 2020. We have since then been working closely with the council's planning team and continued to listen to the views of statutory consultees and local stakeholders about the plans. As a result, we have made a number of changes to the plans since the application was originally submitted, including reducing the number of proposed homes from 67 to 60 and then subsequently 59 homes and two retail units.

We appreciate that the proposal has raised a number of concerns amongst the local community and from consultees and have worked hard over the last two years to address the key issues raised. Our aim has been to balance the concerns raised with the ultimate aim of being able to deliver a viable, good quality proposal which will provide much needed affordable homes for Peterborough on this allocated site. We would, therefore, like to take this opportunity to highlight the key features of the proposed development and some of the changes that have been made to the scheme as it has evolved.

Our proposal – helping to meet Peterborough's affordable housing needs

Our proposal is for an attractive, good quality residential development which will provide 59 much needed new affordable homes and investment in the Werrington area. All of the new homes would be available for

Funding Affordable Homes Housing Association Limited

Registered in England and Wales

Registered No: 09353468

Registered Address: 73 Cornhill, London EC3V 3QQ

affordable rent, with a mixture of one- and two-bedroom apartments. The proposal also includes two retail units and parking for 75 cars.

Officers have highlighted how Peterborough City Council's 2017 Strategic Housing Market Assessment (SHMA) identified a need to deliver 559 new affordable homes per year to meet all affordable housing need in the Peterborough area. The number of new affordable homes completed in 2020/21 was 304, with 680 affordable homes completed between 2016 and 2020. Officers have indicated that this falls far short of the SHMA requirement and that as such, it cannot be demonstrated that the need for such homes in Peterborough is being met. As a result, this proposal "would generate significant benefits to the City, which is afforded considerable weight in the planning balance."

The proposed buildings have been designed to ensure they complement the architecture of the Werrington Centre and the surrounding area. As the planning application has progressed, in addition to reducing the number of proposed homes and retail units, we have made a number of other changes to the plans. These include:

- reducing the height of the main building to three storeys and setting it further back from the trees along Goodwin Walk to provide more space to retain existing trees
- amending the design of the roofs to a mansard roof design so that the buildings are more domestic in scale
- the provision of additional cycle storage and refuse areas and confirmation that refuse collection would be provided by a private company via the Tesco service yard.

Parking

We have been mindful of the concerns raised about the impact of the proposed development on the local traffic network and in particular on parking in the area. We have, therefore, provided a parking technical note which includes Census data demonstrating that flats attract much lower levels of car ownership than houses. The technical note also highlights further data from the census providing evidence of household car availability. Taken together this gives a robust estimate of a car ownership rate of 0.62 cars per flat. We have also backed this up by surveying car ownership levels at five comparable affordable residential sites (including three in Peterborough) which shows a car ownership demand of less than one car per unit.

Having considered this and other information provided, the Local Highway Authority has removed its objections and concluded that we have provided sufficient evidence that the proposed 75 car parking spaces is acceptable for the development and that future occupiers or visitors would not park in unsafe locations within the public highway, causing an adverse highway safety hazard.

Safety and landscaping

We also want the development to provide an economic boost for the area at the same time as making it a brighter, safer place to live. We have taken on board the comments received during the consultation about anti-social behaviour around the Werrington Centre. Our plans include investment in public lighting and more CCTV, whilst the design and layout of the development will provide additional natural surveillance. We also

included the common areas within our red line boundary, as we'll upgrade them to complement the development.

We have listened carefully to advice from officers and removed the proposed pocket park as there were concerns about potential associated anti-social behaviour and crime. There will, however, be a Section 106 Agreement which will include financial contributions in relation to landscaping. This will include works at Cuckoos Hollow, a contribution towards the upgrade of existing play areas in Werrington and a contribution to Werrington Allotments. In addition, there will be a financial contribution towards the planting of replacement trees and their ongoing maintenance.

Retail units

Finally, we are conscious that residents have raised concerns about the proposal for two new retail units because there are currently some unoccupied units in the Werrington Centre. I should explain that all of the units on Skaters Way and Staniland Way have now been let by Savills and will be occupied shortly. As a result, we are confident that the proposed new retail units will be let, providing further investment in the Centre.

Conclusion

I hope that this has helped provide a greater understanding of the approach we have followed and why. We have developed our proposal with careful consideration of the constraints of the site and the issues that have been raised by stakeholders and planning officers. We have worked hard to mitigate the impact of the proposed development and believe that it will provide valuable new affordable homes for the local area, as well as help to revitalise the Werrington Centre. Officers have concluded that the proposal "would go towards enhancing the vitality and viability of the District Centre" and we are committed to continuing to work closely with all parties, including stakeholders and the local community, to achieve this if the application is approved.

Yours sincerely,

PP: 

Adrian Heys
Funding Affordable Homes