

## PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

19 JULY 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 – 19 JULY 2022 AT 1:30 PM**

**LIST OF PERSONS WISHING TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
<b>4.1</b>	21/01898/OUT - The Solstice Northminster Peterborough PE1 1YN	David Turnock  Cllr Wayne Fitzgerald  Simon Machen/Jeremy Good	Objector  Supporter  Agent/Applicant
<b>4.2</b>	22/00431/FUL - 16 Russell Hill Thornhaugh Peterborough PE8 6HL	Cllr Gavin Elsey  Simon Machen/Peter Sharpley	Ward Councillor  Agent/Applicant
<b>4.3</b>	22/00506/FUL - Croft Farm Meadow Lane Thornhaugh Peterborough	Cllr Gavin Elsey  Simon Machen/Peter Sharpley	Ward Councillor  Agent/Applicant
<b>4.4</b>	22/00631/FUL - Sages Tower Frederick Drive Walton Peterborough	Cllr Nick Sandford	Ward Councillor

## BRIEFING UPDATE

P & EP Committee 19 July 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	21/01898/OUT	<b>The Solstice Northminster Peterborough PE1 1YN</b> , Outline planning application for the erection of a building comprising up to 112 apartments, ground floor Class E(a) retail or E(b) restaurant units, and associated cycle parking (layout and scale only, all other matters reserved)

### Consultation Update

No comments have been received from Historic England in response to the revised consultation undertaken. This was issued on 16 June and more than 21 days has elapsed since which is the standard consultation period. Historic England has not contacted Officers to seek an extension of time to provide comments.

The National Planning Practice Guidance clearly advises: ‘...Statutory consultees should be aware of the risk that, should they fail to respond within a specified time period, a local planning authority may proceed to decide the application in the absence of their advice’ (Paragraph: 016 Reference ID: 15-016-20190722).

As such, Members are able to determine the application in the absence of further comments from Historic England.

### Additional information

The Applicant has submitted 3no. updated CGI models of the proposal which shall be presented to Members within the presentation delivered by Officers.

2 .	22/00431/FUL	<b>16 Russell Hill Thornhaugh Peterborough PE8 6HL</b> , Change of use from Agricultural Use to Residential Garden and installation of children's play equipment- retrospective
-----	--------------	---

### Additional information

The Applicant has submitted a statement from their son's Lower School lead teacher in support of the application. The full statement has been attached as an exempt appendix.

Officers have considered the statement and conclude that whilst it is accepted that the additional garden land and play area is of benefit to the Applicant's dependant relative, the statement does not go far enough to justify that the land is essential for the needs of the dependent or that their quality of life would be severely restricted without it.

The information accompanying the application is still considered to be insufficient to justify the departure from the Local Plan. This is particularly considering the total area, scale, and proliferation of domestic use the extent of the encroachment which cannot be reconciled with the explicit planning policy relating to development in the open countryside as identified within the Peterborough Local Plan (2019).

In addition, Officers note the post and rail boundary treatment around the proposed site and are of the opinion that this would not offer a safe and secure space which the supporting information stipulates is a requirement.

### Further comments

Further planning-related justification has been received from Councillor Elsey to elaborate on the reason for the referral of the application to Planning Committee with the following statement:

*“It is important that the personal needs of the applicant are carefully balanced against the Council's protection of open countryside policy in this instance. The proposal relates to a small area of land and the proposed change of use is reversible as it does not involve physical development.”*

Officers respectfully maintain that the proposed change of use and structures erected on the application site would be considered as development as defined by Section 55 of the Town and Country Planning Act 1990.

3 .	22/00506/FUL	<b>Croft Farm Meadow Lane Thornhaugh Peterborough,</b> Change of use from agricultural land to garden land
-----	--------------	---

No Further Comments

4 .	22/00631/FUL	<b>Sages Tower Frederick Drive Walton Peterborough,</b> Extension and change of use of Sages Tower to four residential apartments (renewal of permission 18/01862/FUL)
-----	--------------	---

No Further Comments

This page is intentionally left blank