

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

18 October 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 – 18 OCTOBER 2022 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	22/00823/FUL - Land To The East Of Bramble Close Newborough	Cllr Bryan Cole Cllr Simons Chris Taylor/Trevor Edwards Peter Wilkinson	Parish Councillor Ward Councillor Objectors Agent
5.2	22/01007/HHFUL - 322 Oundle Road Woodston Peterborough PE2 9QP	Cllr Andy Coles Cllr Imataz Ali Mohammed Akhtar	Ward Councillor Objector Applicant
5.3	22/01217/FUL - 1 Thorpe Avenue Peterborough PE3 6LA	Cllr Robinson Simon Kelly Simon Machen	Ward Councillor Objector Agent

BRIEFING UPDATE

P & EP Committee 18 October 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	22/00823/FUL	Land To The East Of Bramble Close Newborough Peterborough , Erection of 30 residential properties

- 1) Newborough & Borough Fen Parish Council
The Council wishes to reiterate their original comments for this planning application and convey the following points:
 - There are too many houses on this plot, which will result in an overdeveloped site according to the current plans.
 - There is a lack of local amenities in the area to support a development of this size, such as oversubscribed local schools, no doctors surgery and recreational areas, and the village therefore lacks the infrastructure to support this development.
 - There is concern that the development will increase traffic through and within the village, which is already problematic.
 - There is a lack of sewage and electricity provision within the parish, and additional soakaways would be required to deal with more residents in the locality.
 - The entry and exit points from the site at Thorney Road have caused concern regarding the already high level of traffic along here, there is currently no footpath from Thorney Road to the village centre, and no provision for this.
 - Residents do not wish for Hawthorne to be pedestrianised.

- 2) One further letter of objection received from an adjacent occupier who has previously submitted comments.

The issues raised above have all been addressed in the Committee Report

2 .	22/01007/HHFUL	322 Oundle Road Woodston Peterborough PE2 9QP , Erection of detached dayroom and non porous block paving to back yard - retrospective
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- 1- Clarification on referral reasons have been received from Councillor Yurgutene as follows.
 - a. The basic design has no impact on the adjoining neighbour. The original approval was for a shed. This was upgraded to an improved specification and quality by the applicant. The as built structure is better, more visually acceptable, and built to the same approved size. It is of no detriment to any neighbour.
 - b. The built unit gives better amenity to the applicant. The use of the building as a dayroom allows overflow from the main house and the extended family.

- 2- To address neighbour comments received with regards to the dimensions of the dayroom, Officers have measured the development as built on site, and notes that the footprint is 6.2m in length (plans state 6.1m). Notwithstanding, Officers note that the 100mm difference could be considered within reasonable tolerance and not a material change from what is shown on plan.

- 3- A further letter from the agent is attached at Appendix 1 to the report.

3 .	22/01217/HHFUL	1 Thorpe Avenue Peterborough PE3 6LA , Single storey side extension, two storey front and side extension with balconies to the south and alterations to the roof
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- 1) An additional 6 neighbour/public objections have been received, adding up to a total of 10 neighbour/public objections.

The concerns highlighted in the additional neighbour objections:

- Proposed plans out of proportion to and too large for the existing plot, it doubles the footprint (of the existing dwelling)
- It is out of character with the area
- It is monstrous in size and much too high
- The proposed design is out of character for this area, but might be suitable in a more modern area
- There are several examples of new build and restored properties in Longthorpe that have been sympathetically done. There are a minority that have not and these should not be used as precedence.
- The proposed extension should be refused as its size and height will differ so much from surrounding houses.
- The proposed alterations are grossly misaligned with its neighbours in terms of size, design and architectural appeal.
- Incongruous structure which will negatively effect not only the neighbouring homes but also the carefully preserved charm of Longthorpe village and it's approaches.
- Sympathetic and tasteful development is welcome in our area and a very successful renovation of 222 Thorpe road has markedly increased it's value without compromising Longthorpe's unique and cherished character.
- The planned development of 1 Thorpe Avenue does not align with this remit and therefore I urge you and your committee to refuse to grant this application.
- The proposed development and feel it is grossly out of character with local properties. It is too high and has too large a footprint and will dwarf adjoining properties.

Most of the issues raised have already been addressed in the Committee Report. In respect of precedent, it is important to stress that each case should be assessed on its own merits, and the existence of other similar alterations to properties or new builds elsewhere in Longthorpe or the surrounding area does not automatically set a precedent or mean that the current application is acceptable.

- 2) An additional letter addressed to Members of the Committee has been received from neighbours who have already objected. The material planning issues raised have already been addressed in the Committee Report. (attached at Appendix 2)
- 3) Following questions raised by Members at the Committee Site Visit, the existing and proposed number of bedrooms, overall height and floorspace have been clarified below:
 - a. Existing dwelling: 5 bedrooms, GF 153.13sqm, FF 128.27sqm = **total 281.40sqm**. Height from ground level to highest part of roof ridge = **8.11m**.
 - b. Proposed dwelling: 6 bedrooms, GF 352.62sqm, FF 311.11sqm = **total 663.73sqm (+382.33sqm)**. Height from ground level to highest part of roof ridge = **9.73m (+ 1.62m)**

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