

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 27 JULY 2010 AT 1.30PM

Items Attached

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**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 to address the meeting and ask questions, if any, with Officers responding.
3. Chairman to invite Parish Council, Town Council or Neighbourhood representatives to present their case.
4. Members' questions to Parish Council, Town Council or Neighbourhood representatives.
5. Chairman to invite objector(s) to present their case.
6. Members' questions to objectors.
7. Chairman to invite applicants, agent or any supporters to present their case.
8. Members' questions to applicants, agent or any supporters.
9. Officers to comment, if necessary, on any matters raised during stages 2 to 8 above.
10. Members to debate application and seek advice from Officers where appropriate.
11. Members to reach decision.

**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. Parish Council, Town Council or Neighbourhood representatives.
2. Objectors
3. Applicant or agent or supporters.



**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 27 JULY 2010 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
5.4	49	10/00508/FUL – CHURCH FARM, 7 CHURCH STREET, NORTHBOROUGH, PETERBOROUGH	Mrs Hazel Potter	Objector (Local Resident)



## BRIEFING UPDATE

P & EP Committee 27 July 2010

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
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1.	10/00328/FUL	<b>157 - 161 Fletton Avenue Fletton Peterborough PE2 8DB,</b> Construction of 14 no. self contained apartments consisting of 8 x 2-bed flats and 6 x 1-bed flats in 3 no. blocks with on site parking
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**Withdrawn from the agenda by Head of Planning Services.**

2.	10/00385/FUL	<b>Land Adjacent To Southcroft Main Street Barnack Stamford,</b> Construction of two-bed dwelling
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Cllr David Over has submitted the following comments in objecting to the proposal:

- Concerned that the plot is too small.
- Small size of the proposed rear garden.
- Concerned regarding the management of refuse collection and potential for bins being left out on the public highway as the proposal does not include any rear access.
- The proposal does not provide in curtilage parking provision. This will exacerbate on street parking/congestion.
- There is no need for the development and cannot see that any benefit to the village will be gained from the development.
- Concerned about the design of the building given the character and age of neighbouring properties and the impact of the development on the character of the village.
- An archaeological survey should be carried out.
- Future maintenance and repair will have a significant nuisance effect on Pasque Cottage (the neighbouring dwelling).
- Concerns regarding the S106 Obligation and how it should be allocated to benefit local infrastructure.

3.	10/00412/FUL	<b>Land Opposite 3 Hurn Road Werrington Peterborough,</b> Use of land for one extended gypsy family comprising two residential caravans and one family room caravan
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**Application withdrawn by Agent**

4.	10/00508/FUL	<b>Church Farm 7 Church Street Northborough Peterborough,</b> Construction of 3 x two-storey 5 bed detached dwellings and associated garaging
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Cllr Hiller objects:

- a) Overbearing impact visually and on amenity of dwellings at Church View (especially as they have small gardens) and on Church Farm
- b) Proposal does not preserve or enhance the character of Conservation Area and is detrimental to setting of the Listed Building
- c) Subdivides the grounds / garden a Listed Building.

1 neighbour repeats his previous objection.

1 neighbour supports Cllr Hillers concerns with the proposal.

The Church confirms its concerns re highway safety and bins being left out on the triangle.

- 1 neighbour objection received following re-consultation of amended plans. Concerns as follows:
- only changes to the front elevation of House C and only the top 3 windows within the stair case will be obscured glazed which will look odd.

- impact on views of houses in Church Close, no sense of space, adverse impact contrary to DA1
- affect character, puts pressure on services and will devalue home, contrary to DA2
- traffic problems particularly when there is a church service contrary to DA6
- detrimental to setting of listed building and subdivision of garden contrary to CBE7
- planning of site could have been more imaginative



## 10/00385/FUL – Southcroft Garden, Main Street, Barnack

### Email Submission from Councillor Over – Ward Councillor

I wish to object to the above application

1. The plot is simply too small. Visual inspection will confirm this. The map shows 19th century domestic cottages in similar plots but this does not get away from the fact that it is too small by modern standards.

2. There will be little or no garden space at the back. This is unacceptable in a country area.

3. Wheelie bins would have to have a separate and enclosed storage area at the front of the house. Otherwise they would have to be wheeled through the house. I will take immediate action as ward councillor if any wheelie bin is left on the pavement after a reasonable period-say 24 hours because the path is narrow and heavily used.

4. There is no garage. This stretch of road is over-used for parking cars at the week end and in the evenings. It is likely that any further parking will push cars to park near the corner with The Square and by the church. If this occurs I will immediately notify the police and explain to residents that Highways 7 e reported that the highway is not 'oversubscribed' and that they are responsible for advising the Planning Committee that extra parking is available on a narrow village lane. I will also enter into discussion with the parish council if there is a need for double yellow lines along sections of the road to assist the local buses to progress along Main St with a solid line of cars parked on one side.

5. This development brings no advantage to the village and no evidence is presented to show any advantage.

6. It is a speculative build with no evidence that there is a village demand for such a building.

7. It is a modern building in the middle of a row of 19th century street buildings, constructed with local stone and fine example of 19th century domestic building.

8 It is tandem development. PCC has preferred not to allow this to happen especially when it affects the nature of the areas. After the ruin of parts of Wothorpe with this type of development Barnack should be spared such practises.

9. After recent historical finds nearby an archaeological survey should be carried out.

10. Future maintenance and repair will have a significant nuisance effect on Pasque Cottage.

11. No contact has been made with me by PCC or by the developer; other than notification of a planning application, concerning any Section 106 money. I request that the Section 106 officer contact me to discuss how this money should be spent and I suggest it would be made available to the immediate primary and secondary schools and to the parish council to provide extra off-road parking places, green space and leisure facilities due to the lack of front and back gardens.