

Public Document Pack



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 29 JANUARY 2019

1.30 PM

Bourges/Viersen Rooms - Town Hall

SUPPLEMENTARY AGENDA

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Additional Information

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Emergency Evacuation Procedure – Outside Normal Office Hours

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front of the Cathedral. The duty Beadle will assume overall control during any evacuation, however in the unlikely event the Beadle is unavailable, this responsibility will be assumed by the Committee Chair. In the event of a continuous alarm sounding remain seated and await instruction from the duty Beadle.

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Committee Members:

Councillors: Iqbal, G Casey (Vice Chairman), L Serluca, C Harper (Chairman), P Hiller, J Stokes, S Martin, Bond, R Brown, Nawaz and B Rush

Substitutes: Councillors: Hogg, M Jamil and Warren

Further information about this meeting can be obtained from Karen Dunleavy on telephone 01733 296334 or by email – daniel.kalley@peterborough.gov.uk



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PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 29 JANUARY 2019 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 – 29 JANUARY 2019 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
6.1	18/01901/FUL - 333 Thorpe Road Peterborough PE3 6LU		
6.2	18/01902/LBC - 333 Thorpe Road Peterborough PE3 6LU		
6.3	18/00926/HHFUL - 17 Thorpe Park Road Peterborough PE3 6LG	Tom Hagues and Martin Cllr Amjad Iqbal	Objector For
6.4	18/01852/FUL - 195 - 197 Lincoln Road Peterborough PE1 2PL	Phil Branston and Mr Hussain Hamad	Agent/Applicant
7	18/00004/TPO - 460 Oundle Road Peterborough PE2 7DE		

BRIEFING UPDATE

P & EP Committee 29 January 2019

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	18/01901/FUL	333 Thorpe Road Peterborough PE3 6LU , Conversion of annex to separate dwelling

A. Addition objection Received

A letter of representation has been received raising the following concerns;

- The redline of the site location plan is formed of two separate title plans;
- As shown on the submitted title plans the turning area shown to be included within the Site Location plan is outside of the Applicant's ownership / right of access, therefore cannot be achieved; and
- The parking spaces are not compliant.

Officer Response:

- It is not unusual for a site location plan to be made up of a number of title plans; the redline of the site location plan forms the application site to which this proposal relates and this includes the proposed turning area
- Rights of access cannot be taken into account as they are a private legal matter and permission cannot be refused on the basis that a third party owner has indicated that they will not grant a right of access. Equally an individual can't be required by a planning condition to use a turning facility that has been provided

In the light of information received a small change to in relation to Condition 3 in proposed:

Prior to the first occupation of development hereby approved space shall be laid for the parking of two vehicles in accordance with drawings 1753 E001A (Location Plan), 1753 E002 (Existing Site Plan) and 1753 E005 (Proposed Site Plan). The parking area shall utilise a solid bound material and this together with the turning area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure the development is provided with satisfactory parking, in accordance with Policy PP13 of the Peterborough Policies DPD (2012).

- The parking spaces as shown on the submitted Site Plan are 2.4m x 5m, which is an acceptable size for a parking space. As this proposal is for a 1-bed dwelling, only 1x parking space is required to be provided to accord with Appendix A and Policy PP13 of the Peterborough Policies DPD (2012). However as there is sufficient space two parking spaces are sought to be provided.

B) Additional Matter

The following condition is to be attached which would protect the amenity of Tower House:

Prior to the first occupation of the dwelling hereby approved the east facing ground and first floor windows to serve the kitchen and bathroom, as shown on Drawing 1753/E004, shall be fitted with obscure glazing to a minimum of Pilkington Level 3 and non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the

window is installed. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. It shall subsequently be retained as such in perpetuity.

Reason: In the interest of protecting neighbouring amenity, in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP3 of the Peterborough Policies DPD (2012).

2 .	18/01902/LBC	333 Thorpe Road Peterborough PE3 6LU , Conversion of annex to separate dwelling
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No Further Comments

3 .	18/00926/HHFUL	17 Thorpe Park Road Peterborough PE3 6LG , Front porch, two storey side and rear, single storey side and rear extensions, and outbuilding at the rear
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No Further Comments

4 .	18/01852/FUL	195 - 197 Lincoln Road Peterborough PE1 2PL , Proposed continued use of shisha lounge at rear of existing restaurant (retrospective) - Revised
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No Further Comments

5 .	18/00004/TPO	460 Oundle Road Peterborough PE2 7DE
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No Further Comments

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