

# Public Document Pack



## PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 26 NOVEMBER 2019  
1.30 PM

Bourges/Viersen Rooms - Town Hall

### AGENDA

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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: G Casey (Vice Chairman), C Harper (Chairman), P Hiller, R Brown, Warren, Hussain, Iqbal, Jones, B Rush, Hogg and Bond

Substitutes: Councillors: N Sandford, Simons, E Murphy and Yurgutene

Further information about this meeting can be obtained from Karen Dunleavy on telephone 01733 452233 or by email – [karen.dunleavy@peterborough.gov.uk](mailto:karen.dunleavy@peterborough.gov.uk)



There is an induction hearing loop system available in all meeting rooms. Some of the systems are infra-red operated, if you wish to use this system then please contact Karen Dunleavy on 01733 452233 as soon as possible.

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**CASE OFFICERS:**

Planning and Development Team: Nicholas Harding, Mike Roberts, Janet Maclennan, David Jolley, Louise Simmonds,, Amanda McSherry, Matt Thomson, Asif Ali, Michael Freeman, Jack Gandy, and Carry Murphy

Minerals and Waste: Alan Jones

Compliance: Clive Dunnett, Julie Robshaw, Glen More, Andrew Dudley

**NOTES:**

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

**PLANNING & ENVIRONMENTAL PROTECTION**  
**COMMITTEE**

**TUESDAY 26 NOVEMBER 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 – 26 NOVEMBER 2019 AT  
1.30PM**

**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>.1</b>	18/02196/MMFUL - Dogsthorpe Landfill Site Welland Road Dogsthorpe Peterborough.	Alistair Hoyle	Agent
<b>.2</b>	19/01212/WCPP - The Blue Bell 10 High Street Glinton Peterborough.		
<b>.3</b>	19/00725/FUL - St Josephs Catholic Church Gladstone Street Millfield Peterborough.	Cllr Jamil	Ward Councillor

## BRIEFING UPDATE

**P & EP Committee 26 November 2019**

<b>ITEM NO</b>	<b>APPLICATION NO</b>	<b>SITE/DESCRIPTION</b>
1.	18/02196/MMFUL	<b>Dogsthorpe Landfill Site Welland Road Dogsthorpe Peterborough</b> , Dewatering of waterbody and infill with approx 375,000 cubic meters of construction, demolition and excavation waste, with restoration to grassland and a new surface water management system

No Further Comments

2.	19/01212/WCPP	<b>The Blue Bell 10 High Street Glington Peterborough</b> , Variation of Condition C6 (hours of use of the development) of planning permission 17/01167/FUL
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### Further representations

**Glington Parish Council** have requested that the following statement be provided to Members (all emphasis is the Parish Council's):

Chairman & Members, on behalf of Glington Parish Council the following summarises the views of the parish council.

1. Parish councillors Holdich and Kirt are themselves neighbours and residents of Rectory Lane and therefore declared an interest and took no part in the discussion and decision of the Parish Council.
2. That said all three of the residents in Rectory lane Closest to the Bluebell Pub had made known their observations and objections prior to the discussion by the parish council. Residents have experienced noise and general disturbance emanating from the grounds of the Bluebell on numerous occasions up to and beyond 11pm and on occasions much later still. Noise and disturbance such that they have been unable to the quiet enjoyment of their own gardens to which we are all entitled.
3. As stated in the officer's report, Glington parish council were UNANIMOUS in their support of the legitimate concerns of residents and UNANIMOUS in their opposition to this proposal for use beyond 9pm.

Turning to the officer's report.

4. I do not understand how the officer can conclude that the proposal variation of condition



would not unacceptably impact upon the amenity of surrounding residents, in accordance with Policy LP17 of the Peterborough Local Plan (2019) since that policy states:

“- Permission **will not be granted** for development which would result in an unacceptable ..... or ..... be overbearing or cause noise or other disturbance,.....”

5. The report also contains the SPECIFIC guidance appropriate to gardens of Public houses entitled **Institute of Acoustics Guide for Noise from Pubs and Clubs** and states that the use of gardens, where there is a risk of disturbance to neighbours, should not commence before 12.00 and should cease at dusk or 21.00 **WHICHEVER IS EARLIER.**

In conclusion - Neither the parish council or neighbours are suggesting such a severe restriction but would urge the committee to accede to the views of residents and the UNANIMOUS view of the parish council and please, do not to allow use of the outdoor dining area beyond 9pm.

John Haste

Clerk and RFO

Officer response: *The concerns of the Parish Council are noted however the comments appear to relate to the use of the wider grounds of the public house. As set out within the main Committee Report, the use of the pub garden has no restrictions in planning terms and can therefore be used at any time. The Local Planning Authority can only impose conditions on planning permissions where (amongst other tests), the conditions relate solely to the development subject to the application. Therefore, conditions that restrict the use of the wider garden/grounds cannot be imposed.*

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|----|--------------|--|
| 3. | 19/00725/FUL | <b>St Josephs Catholic Church<br/>Gladstone Street Millfield<br/>Peterborough</b> , Demolition and partial demolition of buildings and erection of three storey building comprising 14 flats, and creation of 8x staff parking spaces and associated hard standing |
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### **Further representations**

Following the revised public consultation issued, no new representations have been received.

Comments are still awaited from the Council's **Drainage Engineer** in respect of the Surface Water Drainage Strategy submitted by the Applicant. However this is a technical matter that does not materially affect the Committee's ability to make a determination on the application, and the Officer recommendation initially sought delegated authority to resolve the matter.

The **Local Highway Authority (LHA)** has raised objection to the proposed staff car park as the entrance not meet their requirements in terms of visibility splays and width (being around 2.8 metres). Furthermore, the residential properties to either side (Nos.57/59 Taverners Road) have

doorways that open onto this area which leaves little space should vehicles be passing and don't seem to be controlled by the applicant. Accordingly, the LHA considers that the access poses a safety risk to the neighbours, pedestrians and other road users due to the lack of visibility.

*Officer response: The concerns of the LHA are noted however this access and parking area has previously been found acceptable for use in the determination of application reference 07/01649/FUL and Officers do not consider that the context of the site has altered such that an alternative conclusion could now be drawn.*

### **Revised plans**

The Applicant has submitted revised site layout drawings to make minor amendments to 4no. of the parking spaces to improve manoeuvrability within the site. In addition, a small change to the red line of the application site boundary has been made which includes a small parcel of land (circa 1m x 2m) within the curtilage of No.271 Gladstone Street (which is within the ownership of the Applicant). These revised plans are accepted and accordingly, certain conditions are amended as below.

### **Revised Officer Recommendation**

Unfortunately, owing to an error with the revised public consultation, the neighbours adjacent to the proposed staff car park were not consulted. Under the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (as amended), all properties adjoining the application site must be notified of the application and therefore further consultations have now been issued. These will however not expire until 16 December.

To allow for this consultation period, Officers are therefore amending their recommendation as follows:

'The case officer recommends that planning permission is **GRANTED** subject to: no new substantive objections being raised as part of the neighbour consultation process solely in respect of the staff car park; securing a satisfactory surface water drainage strategy for the site; and the following conditions:'

In the event that substantive new objections are received in respect of the staff car park, the application will be referred back for consideration by Members.

### **Revised conditions**

C 6 Prior to occupation of any residential unit hereby permitted, space shall be laid out and made available for 14x vehicles to park in accordance with Drawing 1633-PR101 C. These parking bays shall be marked to refer to the property to which they relate and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the use of the new residential units hereby permitted in perpetuity.

Reason: To ensure the development is provided with satisfactory parking, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C 8 Prior to occupation of any residential unit hereby permitted, the following details shall be submitted to and approved in writing to the Local Planning Authority:

- an audio access control system to serve the development; and
- a secure boundary treatment and external lighting to serve both the car park serving the permitted residential units and staff nursery car park (as shown on Drawing 1633-E01 E 'Location Plan').

Thereafter, the audio access control system, secure boundary treatment and external lighting scheme shall be implemented in accordance with the approved details prior to

the occupation of any residential unit, and thereafter retained and maintained as such in perpetuity.

Reason: In the interest of protecting the amenity of future occupiers from crime and antisocial behaviour, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

C 9 Notwithstanding the approved drawings, the following windows/openings (as shown on Drawings 1633-PR101 C 'Proposed Site Plan and Floor Plans', 1633-PR102 A 'Proposed Elevations' and 1633-PR103 A 'Proposed Floor Plans') shall be omitted:

- First floor openings serving Units 1-5 to the northern elevation; and
- Second floor opening serving the hallway / circulation area.

Reason: For the avoidance of doubt and in the interest of protecting neighbouring amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

C13 No development (including demolition) shall take place unless and until the staff car parking area shown on Drawing 1633-E01 E (Location Plan) has been laid out and made available for use by staff of the Nursery. This shall include the erection of boundary treatments to No's 57 and 59 Taveners Road and associated security measures. The car parking area shall thereafter be retained and maintained in perpetuity for staff parking in association with the Nursery, and for no other use or user.

This area shall not be used for the pick-up and drop-off of children, nor shall it be used by delivery vehicles.

Reason: To ensure the development provides satisfactory parking to serve the development and to protect the amenity of neighbour occupiers, in accordance with Policies LP13 and LP17 of the Peterborough Local Plan (2019).

C16 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 1633-E01 E (Location Plan)
- 1633-E02 (Existing Plans and Elevations)
- 1633-PR101 C (Proposed Site Plan and Floor Plans)
- 1633-PR102 A (Proposed Elevations)
- 1633-PR103 A (Proposed Floor Plans)
- 1633-PR104 A (Site Plan)

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting approval.

