



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 9 JUNE 2020
1.30 PM

VENUE: [Peterborough City Council Youtube Page](#)

SUPPLEMENTARY AGENDA

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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, M Jamil and E Murphy

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



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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

9 JUNE 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.

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	19/00307/FUL – Buffingham Kennels, Waterworks Lane, Glinton	John Dadge	Agent
5.2	19/01875/FUL – 30 High Street, Eye, Peterborough, PE6 7UU	Sarina Patel	On behalf of Applicant
5.3	20/00235/HHFUL – 184 Mayors Walk, West Town, Peterborough PE3 6HQ		

BRIEFING UPDATE

P & EP Committee 9 June 2020

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	19/00307/FUL	Buffingham Kennels Waterworks Lane Ginton Peterborough , Proposed two-year temporary continuation of use of land and siting of mobile home in connection with, and use of, land, kennels and associated fencing as licenced establishment for breeding dogs

The Parish Council have contacted the Council to advise that they support Officer recommendation and the reasons for refusal.

Appended to this update report is the applicant's agent's statement that should be read out at the meeting should there be any issues with technology on the day.

A letter of neighbour representation has been received raising the following matters:

1. It was suggested that Waterworks Lane does not get all that busy. This road is used by businesses every day of the week including Saturday and Sunday by very large pig feed lorries, tractors removing the pig swill, JCB Fasttrack tractors bringing in tonnes of hay for the pig farm, Anglia Water, MacIntyre's, Process Installations and the Highways Agency. To suggest otherwise is untrue.

Officer Response: The Case Officer acknowledges the amount of traffic which has historically used Waterworks Lane and is referred to within the Addendum, and does not dispute the local knowledge shared above.

2. This issue regarding this particular application has been ongoing for the last 14 months. Can you advise if this period will be taken into consideration as part of the original 2 year extension or will this now turn into 3.5 years of this ongoing application?

Officer Response: If the Planning and Environmental Protection Committee resolved to grant a further temporary permission, the temporary period would be from the date of determination.

3. Is there any point in going through this process or will the new issue of the pandemic be included in your deliberations and yet another extension granted?

Officer Response: Officers and the Planning and Environmental Protection Committee have reacted quickly and pro-actively to host Committees online in light of the pandemic to maintain the decision making process.

2 .	19/01875/FUL	30 High Street Eye Peterborough PE6 7UU , Change of use from post office and flat to residential
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A representation has been submitted from Cllr Simons:

I would like to support Mr/Mrs Patel's application, I feel with post office's needing to subsidise their income with more than just post office counters business.

Having two very successful general stores in very close proximity. It is proven difficult for them to justify a full time post office in Eye, I believe there financial data supplied proves this.

Eye is very well catered for with regard to retail shops. Also the thinking in my wards is to have outreach post offices within the community centres, already successful in Thorney. We are in discussions with Eye and Newborough. Therefore I would kindly ask the committee to support Mr/Mrs Patel's application. Please also note Eye Parish also have no objections.

In response a representation from Cllr Allen has also been submitted:

I have noted Cllr Simons comments.

I will not make formal representation, but am happy with the officers recommendations.

The applicant's daughter, Sarina Patel, has submitted the following statement that should be read out at the meeting should there be any issues with technology on the day. This is given below:

Please find my written submission below should there be any issues with technology on the day.

My parents understand the importance of having local amenities and a High Street presence within Eye Village however, from May 2016 both parents tried several times to lease and sell the property as they were planning for retirement.

Investors were deterred away, with all attempts of lease or sell failing due to the decline in Post Office trade. The Post Office forced contractual changes that took effect from February 2016 seeing the introducing of extended opening times from 6am - 6pm, 6 days per week Monday to Saturday and 6am-12.30pm on Sunday with no lunch hour, along with a massive reduction in salary.

Competition from local amenities also made an impact, Londis and Co-Op situated directly opposite and Morrison's and Eye Green Service Station within half a mile away.

During this time frame there have been two attempted breaks ins, one of which was an attempt from a local youth residing in the village, clear CCTV evidence was provided to the local police and no support came from it.

Another incident of an armed robbery took place which left my father feeling very vulnerable and deeply affected, impacting his daily life. Luckily with CCTV evidence this time the person was charged.

My parents have worked tirelessly to support the community and want the opportunity to live in the whole building and not restricted to the self-contained flat which is now above a closed down business.

This building is one that my siblings and I grew up in, we have many memories as we ran this together for 25 years. All we are requesting is to have the opportunity to allow my parents to reside there in their retirement.

3 .	20/00235/HHFUL	184 Mayors Walk West Town Peterborough PE3 6HQ , First floor extension above garage and single storey side and rear extension
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A representation has been received from Cllr Jamil stating;

I understand that this application has now been amended from the previous application and therefore I can confirm that I fully support this application and request that the committee approves the plan in it's current form.

**19/00307/FUL - Buffingham Kennels,
Waterworks Lane, Glinton, Peterborough, PE6 7LP**

Proposed two-year temporary continuation of use of land and siting of mobile home in connection with, and use of, land, kennels and associated fencing as licenced establishment for breeding dogs

This update addresses officers comments regarding the viability of the dog breeding business. The key issue identified relates to financial viability.

Dog Breeding Business and income.

As indicated previously Mr Greenhow has a genuine love for his dogs and does not operate a 'puppy farm'. Reference has been made to the fact that he does not now exclusively breed Miniture Schnauzers.

He did and he still has 6 but also has 1 Sealyham Terrier, 1 Hungarian Vizler and 2 Cocker Spaniels.

He and his wife live a very modest lifestyle and are very content with that. The officer's comments on revenues based on the historic information that was provided.

However, as a result of increasing the breeds Mr Greenhow has positioned himself to realise the greater potential income to be generated from his for his breeding dogs and has already started this process.

He has however, confirmed that his bitches will only have three litters and will then be retired i.e. spayed and sold on as pets. He will maintain his breeding stock from the puppies he breeds.

The table below shows intended breeding programme for 2020 and revenues generated from average sized litters relative to the breed of dog.

The values ascribed to the puppies to be bred is evidenced by up to date information from the Pets4homes website, <https://www.pets4homes.co.uk/sale/dogs/> extracts from which appear on the following pages.

Based on this there can be no doubt that the business potential can be realised and will be financially viable.

REVENUE BY BREED

Breed	Average Litter Size	Sale Price Per Pup
Miniature Schnauzer	5	£900
Cocker Spaniel	6	£1000
Sealyham Terrier	6	£1000
Hungarian Vizsla	8	£1000
Retired Mother		£450

SALES

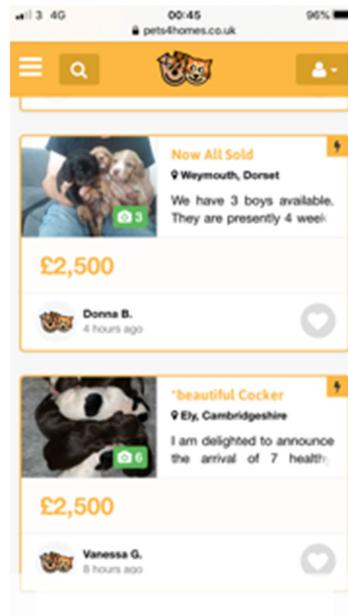
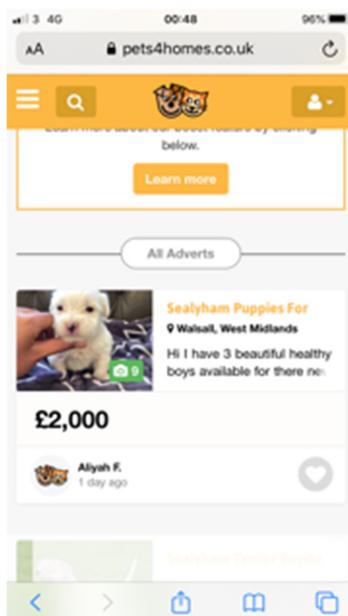
MAY (sold)		
Miniature Schnauzer Litter	7 x £900	£6300
Mini Schnauzer Retired x 1		£450
Total		£6750

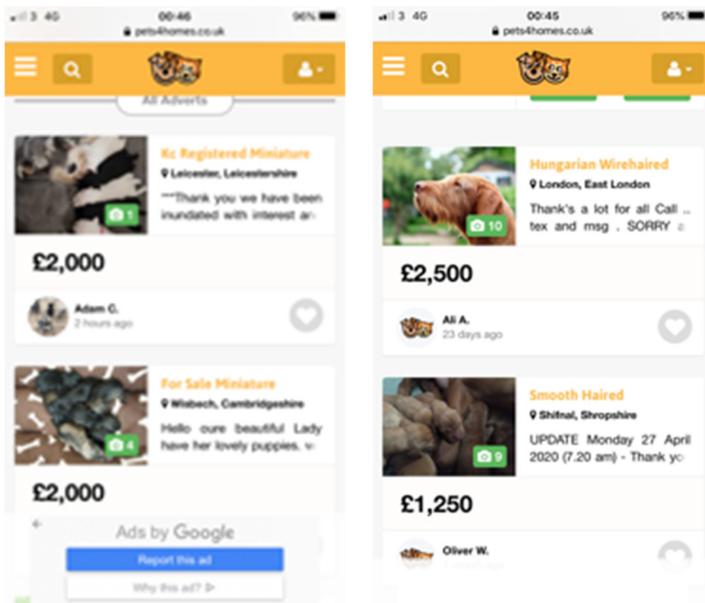
JULY DUE		
Miniature Schnauzer Litter x 2	10 x £900	£9,000
Cocker Spaniel	6 x £1,500	£9,000
Mini Schnauzer Retired x 1		£450
Total		£18,450

There have already been over 70 enquiries for the Mini Schnauzers.

BEFORE YEAR END		
Cocker Spaniel	6 X £1,500	£9,000
Hungarian Vizsla	8 X £1,000	£8,000
Miniature Schnauzer	5 X £1,000	£5,000
Sealyham Terrier	6 X £1,000	£6,000
TOTAL		£28,000

8 Litters = £53,200 gross





Functional requirement

The increase in the number of litters produced per annum increases the functional requirement for Mr and Mrs Greenhow to live on the site. For the health and welfare of the breeding and whelping dogs 24/7 attendance is required every day of the year. This could not be provided living in another location and there are is alternative housing available in the immediate vicinity of the site.

Personal Circumstances

Whilst officers place little store by personal circumstances we do ask that this is taken into account particularly having regard to lifestyle choice.

It was reported to officers that Mr Greenhow suffers from depression. He has been on medication for many years and self-medicates as needed in times of stress. Covid19 has exacerbated this situation.

The job of running the kennels and living on the site takes him out of an urban environment and is in its own right a form of therapy for him.

Highways Safety / Flooding

There have been no incidents or accidents on the road in the vicinity of the site. It is **not a through road** and is only used by local traffic. There are several passing points. The one at the site is just over 7m and the layby can accommodate 3 or 4 vehicles. There is ample passing space even if a car is parked in the layby. Customers are infrequent and by appointment only.

There is no history of flooding. In the unlikely event that the road were to become flooded within the life of a two year approval period sought it would not be used by vehicles.

Conclusion

In light of the above we hope that you will support this proposal.