

# Public Document Pack



## PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

**TUESDAY 26 JANUARY 2021  
1.30 PM**

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

### SUPPLEMENTARY AGENDA

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<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=Protocol%20on%20the%20use%20of%20Recording&ID=690&RPID=2625610&sch=doc&cat=13385&path=13385>

#### 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 Karen Dunleavy on telephone 01733 296334 or by email – [daniel.kalley@peterborough.gov.uk](mailto: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.

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PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

21 JANUARY 2021 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 – 21 JANUARY 2021 AT 1:30 PM**

**LIST OF PERSONS WISHING TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
5.1	<b>20/01260/WCPP - Masjid Ghousia 406 Gladstone Street Millfield Peterborough</b>	Cllr Ansar Ali/Cllr Nadeem/Cllr Bashir  Mr Khan	Ward Councillors  Applicant
5.2	<b>20/01141/FUL - Land To The South Of Buntings Lane Stanground Peterborough PE7 3DN</b>	Cllr Chris Harper  Tom Woff	Ward Councillor  Applicant
5.3	<b>20/01543/HHFUL - 68 High Street Fletton Peterborough PE2 8DR</b>	Cllr Chris Harper  Dominic Adamczyk	Ward Councillor  Applicant representative

## **BRIEFING UPDATE**

### **P & EP Committee 26 January 2021**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	20/01260/WCPP	<b>Masjid Ghousia 406 Gladstone Street Millfield Peterborough</b> , Variation of condition C8 (to allow the amplified call to prayer 3 times per day every day (early afternoon, late afternoon and sunset) pursuant to planning permission 03/01516/FUL (New mosque, extension to existing mosque and new brickwork facade - revised)

#### **Comments received since the publication of the Committee Report:**

##### **1. Statement by Cllr Shabina Qayyum**

Dear Committee members,

I have worked not only as a councillor serving a very diverse community, but also as a frontline worker in the NHS and the sheer amount of loss of life in Peterborough, within the Muslim community has been unprecedented and unfathomable and by all accounts, terribly tragic.

As you know, the contribution of the Muslim community to this city speaks for itself, locally, in charity and many other facets of public and non-public service. At such times when a situation of a Pandemic has caused restricted access to the Mosque, every Muslim resident seeks solace and spiritual wellbeing from the mosque in times of uncertainty.

Many patients are presenting with mental health problems as a result of lack of access to the mosque and due to social distancing guidance. It is essential that we release the stress off localised NHS services and seek to meet the need of spiritual and psychological wellbeing by allowing the amplified call to prayer, to aid in the recuperation of the residents who are confined to their homes. My prediction as a health professional is that we will be indeed facing challenges for many years to come after this pandemic is over and the rehabilitation process shall begin. Part of that rehabilitation process I feel should be facilitation of the amplified call to prayer, thus contributing to the enhanced wellbeing of the Muslim community and reduced presentation to local primary care services.

It would also facilitate and decrease the risk of the frail and housebound from subjecting themselves to unnecessary risk by praying within the safety of their homes.

I would request that this is granted on the above basis.

##### **2. Cllr Ansar Ali has requested the following comments from residents to be circulated to Members of the Planning committee**

As a resident of the Gladstone/ Lincoln Road area for the last forty two years I am heartily in favour of the amplified call to prayer from Masjid Ghousia mosque.

The call to prayer is a beautiful, melodic, meditative sound. Rather than disturbing the peace it lifts the spirits of believers and non believers alike. It is not as long nor as loud as church bells but may be heard in the same way, as a reminder of communal worship.

If there are doubts, may I suggest allowing the call for a limited period of time, and then reviewing the permission? I suspect that the call will quickly be a much loved part of the city soundscape.'

'My home is a five-minute walk from this mosque, and I am writing to say that I would welcome daily calls to prayer and support the application.'

According to Google maps, our house is slightly more than a quarter of a mile from the mosque so I would expect to hear any amplified calls, particularly in summer. I have heard such calls when I have been visiting Leicester and London, and they did not disturb me in the slightest. I think them no more intrusive than church bells which I also enjoy.

I have lived in this Lincoln Road house for over 15 years but before that I owned a house in Woodston. Here in Millfield I have many more Muslim neighbours but I know from years of experience that they are no more likely to disturb the peace than were my neighbours south of the river.'

### 3. Letter of Objection Received

Firstly, the call to prayer 3 times a day, every day, will be a noise disturbance in a heavily residential area. If this gets approved, it will set a precedent for other religious groups to apply for permission to remind worshippers to follow their religious commitments. Also, is it really necessary to remind people to do something they probably do every day anyway? This appears to be a planning application to solve a problem that doesn't exist.

2.	20/01141/FUL	<b>Land To The South Of Buntings Lane Stanground Peterborough PE7 3DN</b> , Solar Farm and Battery Energy Storage System, landscaping and associated infrastructure
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No further comments

3.	20/01543/HHFUL	<b>68 High Street, Fletton, Peterborough PE2 8DR</b> Ground floor rear extension. (HMO and loft conversion is permitted development)
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### Pre-prepared statement from Dominic Adamczyk (Applicant)

Good Afternoon Councillors,

My name is Dominic Adamczyk, one of the owners of the property, thank you for giving me the opportunity to talk today. I am here to talk to you about our development in Fletton, at 68 High Street. In this application we are seeking approval for a ground floor rear extension.

As has already been detailed by Mr Nick Harding, the sole area of consideration for this application is whether a ground floor rear extension should be granted permission to extend the ground floor by 3.3 metres.

I understand there are four areas of concern for this application, which are

1. Transport (parking standards - LP13),
2. Urban Design
3. The Public Realm (which is making sure our proposed development is in-keeping with the character and appearance of the site and surrounding areas - LP16)
4. And Amenity Provision (that it does not affect our neighbours amenities in any way - LP17).

Following the review by the local planning officer, it has been agreed that our application for a ground floor rear extension, meets all four of the required conditions and has therefore recommended our proposal for approval.

Regarding the four conditions:

1. It is noted in the planning report that we meet the parking guidelines, as the application for a ground floor extension does not in itself generate an additional parking demand.
2. It is also noted that the application for the extension does not cause unacceptable harm to the character of the site or surrounding area and thus meets the Urban Design and Public realm requirements.
3. It is finally noted that we meet the Neighbour Amenity Provision as the application for a ground floor rear extension would not result in unacceptable harm to the amenities of the neighbouring occupants.

We pride ourselves on our values of honesty, integrity and total transparency in the way we work. We

have been honest and open in that we will be using this property as a HMO for 6 people under permitted development rights.

We are proud of the developments we create and the high quality and spacious accommodation we provide for our tenants. This is the reason we are requesting the rear ground floor extension. The alternative will be to still create a 6 person HMO under permitted development rights. And while we will meet all the requirements for a 6 person HMO, we would like to give the tenants the added space that they deserve.

Given the multiple lockdowns, an increase in people working from home and various restrictions on movement imposed over the last 12 months, we feel it is imperative a landlord is given the best chance of creating the most spacious, usable and sociable environment available - which aids the reduction in anxiety and poor mental health.

With your support in approving this application Councillors, the impact, benefit and value that will be added to the site, surrounding area, neighbours and the 6 tenants within the property will ONLY be an improvement to the alternative option.

The application's approval will increase the size of the ground floor space and in turn enable us to provide every bedroom with a private bathroom, which the alternative permitted development option does not. It will also increase the bedroom sizes in two bedrooms, one of them increasing from 10sqm to 14 sqm. It will also enable us to provide a bigger, more usable and inviting communal kitchen area.

Increasing the size from 9.2sqm to 15.5sqm, adding in a seating and television area. This will attract like-minded tenants (including IT professionals, Doctors & Hospitality Executives at varying levels of seniority within the surrounding businesses) and the larger communal space will provide a greater sense of community and friendship within the property. So whilst people are right to assume these tenants could afford to rent their own independent flat, a significant demographic are mid to late 20's who would prefer to be part of a household, rather than live alone in a flat.

We understand there are some concerns about the property becoming a HMO, with 2 objections raised from neighbours, and while this does not affect this planning application, we do still want to address those concerns.

In regards to parking, highways have raised no objections. And we would like to offer further reassurance. The lifestyle of people living in a HMO is a city-based life, with easy access to their place of work, usually by bike or within walking distance (and therefore less chance of owning a car). We will be providing secure bicycle storage to encourage cycling, which will be housed in the back garden.

Also, the number of parking spaces needed in a 6 bed HMO can be comparable to a residential family property with 4 adults living there, therefore we believe would not significantly impact the local area.

We believe our properties challenge the current stigma surrounding the term "HMO" and we hope to improve this notion in the months or years to come. (and although it is a shame we can't provide photos of our accommodation in this meeting I would like to extend an invitation to those who would like to visit the properties yourselves).

Because of the high standard of accommodation we provide, we aim to attract desirable tenants. We heavily vet all applicants and conduct interviews with them to make sure they have references, which are provided even before we consider their application. We work with the best letting agent in the City (who is on hand 24/7 to quickly resolve any tenant issues). And we make sure we lead the way with the amenities provided for our tenants, ensuring adequate refuse facilities are provided and this being closely managed with the tenants.

I would like to make a final emphasis that the sole approval we are seeking for this application is your permission to extend the ground floor by 3.3 metres, your support will enable us to provide an improved, and more spacious environment for all the tenants.

I would like to finish by saying thank you for taking the time to listen, we believe this property WILL become an asset to the area. And with our thorough vetting procedure we truly believe the tenants can also become part of the local community. In line with the planning department's recommendation for approval, we also ask for you to approve and grant our planning permission for the ground floor rear extension.

Thank you very much Councillors.

**The applicant has requested that these photographs be provided to Members within this Update**

**Report, as they wish to refer to them during their speaking time. The photographs may be found at Appendix 1.**

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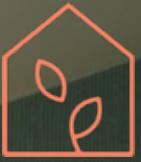
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