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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 22 MARCH 2022

1.30 PM

Engine Shed, Sand Martin House, Bittern Way

AGENDA

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Supplementary 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: P Hiller (Vice Chairman), R Brown, Warren, Iqbal, Jones, Hogg, Bond, Dowson, Hussain, Sharp and C Harper (Chair)

Substitutes: Councillors: B Rush, M Jamil, Bond 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



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CASE OFFICERS:

Planning and Development Team: Sylvia Bland, Janet MacLennan, Louise Simmonds,, Amanda McSherry, Ishita Sheath Matt Thomson, Asif Ali, Michael Freeman, Jack Gandy, Carry Murphy, Mike Roberts, Karen Ip, Shaheeda Montgomery and Gerald Chibumu

Minerals and Waste: Alan Jones

Compliance: Lee Walsh, Amy Kelley and Alex Wood-Davis

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

22 MARCH 2022 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 – 22 MARCH 2022 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	21/01653/OUT - Helpston Garden Centre West Street Helpston Peterborough	Cllr Over Hannah Albans	Ward Councillor Agent
5.2	21/01792/HHFUL - 9 Grange Road West Town Peterborough PE3 9DR	Simon Machen Tim Slater	Agent Objector
5.3	21/00009/TPO - Dogsthorpe Spinney Welland Road	WITHDRAWN	WITHDRAWN

BRIEFING UPDATE

P & EP Committee 22 March 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	21/01653/OUT	Helpston Garden Centre West Street Helpston Peterborough , Outline application with all matters reserved except for access for the demolition of the existing garden centre and associated buildings; closure of the existing commercial accesses and replacement with three private driveways; and, erection of up to 3 residential dwellings

Revised consultation

The application has been subject to a round of re-consultation, which ended on 18th March 2022. The reason for this was due to the whole garden centre being included within the Site Location Plan (the original submission omitted a section along the rear).

Councillor Over has responded advising:

Sorry, I can't agree to any of this. It is outside the planning area. In the past where we have been 'understanding' there was complete disregard to decisions made a few months later. There are at least three sites close by, all outside the village envelope. They have been refused or not yet come to planning but they will if this proposal has been approved. Examples of such proposals are in are in Bainton and Ashton.

Helpston Parish Council have again responded with no objections, but raised the following:

For the record, Helpston Parish Council wishes to remind the City Planning Department that this application is outside of the Village Planning Envelope and that this Council would normally object to any developments outside of it on principle.

However, we wish to restate and draw your attention to our previous comments on the original application in which we were minded not to object to the three planned properties because the land, being Class E, could have been allowed for commercial developments.

Helpston Parish Council also repeats that it wishes to be fully consulted on all reserved matters before any final decisions are made on them

To confirm, the Parish Council would be consulted as part of any reserved matters application, should outline planning permission be granted.

A further letter of objection has been received raising the following concerns:

I have read the biodiversity report which indicates that no protected species are likely to be on the site. When we built our own house, at that time adjacent to the Garden Centre although another house has been built between subsequently, a reptile survey identified the presence of Common Lizards. Since then, these creatures have been seen on our site and on the other side of the road. I would wish that care is taken to avoid harm to this species and other potential protected species which are likely to be present on a site which has been unoccupied for some while.

Officer Response: The Council's Wildlife Officer has raised no objections to the proposal, advising that satisfactory information has been submitted to determine this application. Officers have no recourse to disagree with this view.

Amended condition

The Local Highway Authority have responded to the published Committee Report seeking the following condition be appended, should planning permission be granted:

The buildings shall not be occupied until a means of access for vehicles has been constructed in accordance with plans to be submitted and approved in writing by the Local Planning Authority. Details should include levels, drainage and methods of construction. The accesses shall be retained thereafter in perpetuity.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

This condition differs from that which is proposed within the main Committee Report (C14) insofar as it requests that detailed technical drawings be submitted before the accesses are implemented. The LHA has advised that this follows a series of issues whereby accesses have not been constructed correctly as applications for technical approval under the Highways Act have not been submitted. Whilst Officers are mindful of this issue, the proposed condition seeks to duplicate existing Highways Act legislation and the planning system should not seek to do this. An informative shall be imposed which advises the Applicant of the need for a license under the Highways Act, but the accesses as submitted have been deemed safe and acceptable for the purposes of planning.

In addition to this, the LHA has requested that the driveways from the accesses be solid bound for a distance of 5m from the highway boundary. Officers are of the view that this is not a matter relating to access per se, and this could be dealt with through submission of future reserved matters applications. As such, a revision to proposed condition 16 is proposed as follows:

The plans and particulars to be submitted under Condition 1 above, shall include details of vehicle parking and turning to serve future occupiers of the dwellings hereby permitted. The details shall ensure that all vehicles can enter, turn and exit the site in forward gear, the surfacing material is solid-bound for the first 5m from the back edge of the public highway boundary, all driveway drainage is managed on-site with no run-off onto the highway and make provision for 1no. electric vehicle charging point per dwelling. The access, parking and turning spaces shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles in connection with the use of the dwelling to which they relate in perpetuity.

Reason: In the interest of providing satisfactory parking to serve the development and in the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019) and emerging Policy A of the Helpston Neighbourhood Plan (Submission version 2021).

2.	21/01792/HHFUL	9 Grange Road West Town Peterborough PE3 9DR, Demolition of detached garage and erection of two storey side extension and single storey rear extension
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The main Committee Report did not include the details as to why the application had been referred to Committee for determination.

The application was referred by **Councillor Robinson** who is in support of the proposal for the following reason:

My reason for requesting that this application goes to committee is over the question of overshadowing. I see that the two-storey extension at the side of No.9 would go over their side driveway and leaving a distance of the width of the side driveway of the neighbour's house between the two properties. This style of semi-detached house and plot layout of No.9 is common in Grange Road and the neighbouring streets and there is more than one example where a full depth two-storey side extension has been built over a side driveway therefore leaving the same gap. I have been to check these other examples and they too have side windows looking on to the two-storey extension. I therefore sympathise with Mr Shahid that he is not seeking to build something closer to his neighbour than other residents have had permission for. So it leaves me unsure that his proposal does create an unacceptable level of overshadowing in comparison to these other extensions and I would like it to have further thought just to be sure.

3.	21/00009/TPO	Dogsthorpe Spinney, Welland Road
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Following publication of the Committee Agenda, the customer raising objection to the Tree Preservation Order confirmation has now withdrawn that objection. As such, Officers are able to exercise delegated authority in this matter. It has therefore been withdrawn from the Agenda.