

Public Document Pack



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

**TUESDAY 21 FEBRUARY 2023
1.30 PM**

Council Chamber - 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.

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. Audio-recordings of meetings may be published on the Council's website. A protocol on this facility is available at:

<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: Warren, Iqbal (Vice Chairman), Jones, B Rush, Hogg, Bond, M Jamil, Hussain, Sharp, C Harper (Chair) and P Hiller

Substitutes: Councillors: N Sandford and Bi

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – daniel.kalley@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 Dan Kalley on 01733 296334 as soon as possible.

Did you know? All Peterborough City Council's meeting agendas are available online or via the modern.gov app. Help us achieve our environmental protection aspirations and view this agenda online instead of printing it.

CASE OFFICERS:

Planning and Development Team: Jim Newton, Sylvia Bland, James Croucher, Matt Thomson, Asif Ali, Molly Hood, Mike Osbourn, Karen Ip, Shaheeda Montgomery, Connor Liken, James Lloyd, Ellie O'Donnell, Keeley Tipton, James Croucher, Mike Osbourn, and James Melville-Claxton

Minerals and Waste: Alan Jones

Compliance: Lee Walsh 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

21 February 2023 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 FEBRUARY 2023 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

| Agenda Item | Application | Name | Ward Councillor / Parish Councillor / Objector / Applicant |
|--------------------|---|--|---|
| 5.1 | 22/00722/R3FUL - Clare Lodge 8 Lincoln Road Glinton Peterborough | Gerry Kirt Verity Missin Steve McFadden | Parish Councillor Objector Applicant |
| 5.2 | 22/00463/FUL - Open Space Fernie Close Newborough Peterborough. | Bryan Cole/Nigel Simons Kevin and Patricia Richards | Parish Councillor/Ward Councillor Objector |

BRIEFING UPDATE

P & EP Committee 21 February 2023

| ITEM NO | APPLICATION NO | SITE/DESCRIPTION |
|---------|----------------|--|
| 1 . | 22/00722/R3FUL | Clare Lodge 8 Lincoln Road Glington Peterborough , Two storey extension to form new education facilities, single storey extension to form new visitor and staff entrance to north of site, single storey extension to form new entrance to 'step-down' unit to west of site together with covered canopies and internal and landscape alterations |

Public Representation:

One representation was received in support of the development. The comments advise the following:

This application is to expand the work carried out at a key facility in National terms and Glington should feel proud to host this operation. The dedicated access road from Lincoln Road has long since taken the pressure off neighbours in Welmore Road so its continuous use is anticipated.

I would not have any objection to the stretching of the village boundary to the tiny extent planned here, so long as it is strongly qualified as being for a very exceptional and unique purpose. Property developers should not be allowed to take this as an exception to the principle purpose of such boundaries, and should not be levered for commercial gain.

The village boundary and principle of the development has been addressed in the report.

| | | |
|-----|--------------|---|
| 2 . | 22/00463/FUL | Open Space Fernie Close Newborough Peterborough , Construction of a Skate Ramp |
|-----|--------------|---|

Councillor's Representation:

Councillor Allen provided a written statement which advises the following:

I fully support the principle of a Skate Park for Newborough.

Provision of facilities for the youth of the village are sadly lacking, and in a growing community this must be addressed.

However, the suggested location is not suitable.

Although of course the area is a designated open space and has some play and exercise facilities the usage is fairly low key and not detrimental to the amenities of the nearby residents of this quiet Cul-de-sac.

Increased traffic, footfall and the exuberance of those using a skate ramp will I feel impact adversely on those amenities

Regretfully I am unable to support this application but do emphasise my overall desire to see a facility of this nature provided at a more suitable location in the village.

Public Representations:

One public representation was received objecting to the development. The representation reads as:

Upon visiting the Fernie Close park this week during half term, my primary children were able to use the area and I feel the skate park will attract older children and attract groups of teenagers making it unusable for the younger generation.

My home is down Plough lane and since the additional table tennis and bench in the park down Plough lane this has increased litter , gatherings in the evenings on the bench during the summer evenings the use of bad language, and inappropriate behaviour. I feel this will be the case in Fernie Close park making it a no go area for families if a skate park is introduced. It has been mentioned to not provide lighting to make it unusable in the evening I believe this will not prevent it from being used but may increase the risks of drug and alcohol misuse.

Matters of anti-social behaviour and lighting were addressed in the report. It should be noted that the playing space on Fernie Close already has a shelter and play equipment with no restriction on access or any lighting to these facilities. The neighbouring properties provide a degree of natural surveillance and be keeping the site as open as possible, with no high landscaping or a screen there has been careful consideration for amenity.

A further representation was received offering alternative ideas for parking provision, however these remain purely the comments of a member of the public and not part of the submission by the Parish Council. The suggestion is as follows:

While it [parking] has never been a problem in the past, even during football matches, as there is sufficient parking outside the primary school roughly 150 meters away, there is a piece of Council owned land situated between 11 and 15 Fernie Close (Measuring 350 square meters) that could provide additional parking for approximately 14 or 15 cars. It is just across the road from the playground entrance gate and could be ideal. It even has a dropped kerb already. It is not a designated green space. Originally the builder was planning to build house number 13 there, but for some reason, didn't.

This has not been assessed for parking provision as part of the application and neither has this been reviewed the Local Highway Authority. The vehicular parking has been addressed in the report.

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