

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 4 MARCH 2014

1.30 PM

Bourges/Viersen Rooms - Town Hall

AGENDA

Page No

1. Apologies for Absence

2. Declarations of Interest

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests or is a "pending notification" that has been disclosed to the Solicitor to the Council.

Members must also declare if they are subject to their party group whip in relation to any items under consideration.

3. Members' Declaration of intention to make representations as Ward Councillor

4. Minutes of the Meeting held on 4 February 2014 **3 - 10**

5. Development Control and Enforcement Matters

5.1 13/01471/OUT - Land to the South of Northam Close, Eye Green, Peterborough **11 - 30**

5.2 14/00062/FUL - Peterborough Regional College, Park Crescent, Peterborough, PE1 4DZ **31 - 38**

6. The Deeping Gate Conservation Area Appraisal **39 - 46**



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 Gemma George on 01733 452268 as soon as possible.

Committee Members:

Councillors: Serluca (Chairman), Harper (Vice Chairman), Hiller, North, Todd, Casey, Shabbir, Sylvester, Lane and Harrington

Substitutes: Councillors: Kreling, Martin and Ash

Further information about this meeting can be obtained from Gemma George on telephone 01733 452268 or by email – gemma.george@peterborough.gov.uk

CASE OFFICERS:

Planning and Development Team: Nicholas Harding, Lee Collins, Andrew Cundy, Paul Smith, Mike Roberts, Louise Lewis, Janet Maclennan, Astrid Hawley, David Jolley, Louise Lovegrove, Vicky Hurrell, Amanda McSherry, Sam Falco, Matt Thomson, Chris Edwards, Michael Freeman

Minerals and Waste: Theresa Nicholl, Alan Jones

Compliance: Nigel Barnes, Anthony Whittle, Karen Cole, Julie Robshaw

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer or Head of Planning, Transport and Engineering Services 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.



**MINUTES OF A MEETING OF THE PLANNING AND ENVIRONMENTAL
PROTECTION COMMITTEE
HELD AT THE TOWN HALL, PETERBOROUGH ON 4 FEBRUARY 2014**

Members Present: Councillors Serluca (Chairman), Harper (Vice Chairman), Hiller, North, Casey, Todd, Shabbir, Sylvester, Harrington and Lane.

Officers Present: Nick Harding, Group Manager Development Management
Louise Lovegrove, Development Management Officer
James Fisher, Wildlife Officer
Richard Bowler, Pollution Control Officer
Jez Tuttle, Senior Engineer (Development)
Claire Dowsett, Engineering Assistant (Development)
Phil McCourt, Interim Head of Legal Services
Hannah Vincent, Planning Lawyer
Gemma George, Senior Governance Officer

1. Apologies for Absence

There were no apologies for absence received.

2. Declarations of Interests

Councillor Harrington declared that he has associations with the Newborough Landscape Protection Group, but only with regards to the proposed solar and wind farms at Morris Fen and Newborough. He had not been associated with any other solar or wind farm applications in the Thorney Area.

Councillor Serluca stated that Mrs Caprio, one of the speakers evening, was known to her family, however there had been no prior discussions undertaken in relation to the meeting.

3. Minutes of the Meeting held on 7 January 2014

The minutes of the meeting held on 7 January 2014 were approved as a true and accurate record subject to the following amendments:

- The inclusion of apologies from Councillor Sylvester; and
- Item 5.6, 13/01585/WCPP Battlefield Live, French Drove, Thorney. In the last paragraph prior to the resolution; removal of the words 'as per officers recommendation'.

4. Development Control and Enforcement Matters

The Committee agreed to extend the speaking times to allow:

- Mr Stewart Jackson MP – 10 minutes;
- Ward Councillor and Parish Councillor – 20 minutes in total;
- Objectors – 30 minutes in total;
- Supporters – 15 minutes in total; and
- Applicant – 15 minutes.

Councillor Harrington wished for it to be noted in the minutes that not all members of the Planning Committee had attended the site visit in relation to the application under consideration.

4.1 13/00933/FUL – Construction of four additional wind turbines to a maximum height of 100 metres (to vertical blade tip) with ancillary infrastructure including temporary construction compound, access tracks and crane hardstandings. French Farm, French Drove, Thorney, Peterborough

The application site was located to the northern most extent of the Peterborough City Council authority boundary area, on the northern side of French Drove. The site was situated on land comprising several flat arable fields which were interspersed with drainage ditches and farm tracks. Within the application site there was currently a 16 metre high meteorological mast with supporting guy-wires and associated instruments. This had been in situ since 2010 and was granted permission to be in place to 2 March 2014.

To the south of the application site were residential properties and farms which fronted on to French Drove. The rear gardens and yards to these properties faced onto the application site with interspersed vegetation comprising mature trees, shrubbery and hedgerows. Other residential properties in close proximity to the application site were located at Dowsdale, to the north-east, Empsons Farm to the north-west and Granger Farm to the south-east.

Beyond the application site, larger drains were located to the south (New South Eau drain) and east (Dowsdale Arm/Portland Drain). The surrounding area was characterised by the Fen landscape; large expanses of flat arable land divided by field margins of hedgerow and drains, with some small pockets of tree belts.

The application sought planning permission for the construction of four additional wind turbines along with associated ancillary development of a temporary construction compound; access tracks; underground cabling and crane hardstandings. The proposed wind turbines would stand at a maximum height of 100 metres to vertical blade tip, and be of three bladed, horizontal access design with solid tubular tower. The turbines would have a hub height of no more than 60 metres from ground level and blades extending up to 40 metres in length.

The proposed crane hardstandings, access tracks and construction compound would be constructed of crushed stone/aggregate. The access tracks would be approximately 5 metres in width whilst the temporary construction compound would extend to an area of 60 metres x 40 metres.

Included within the proposal was an allowance for micro siting of the wind turbines and associated crane pads by 40 metres and the access tracks, hardstanding and

temporary construction compound by 5 metres.

Two wind turbines (up to 100 metres in height to vertical blade tip) along with an electricity substation, construction compound, vehicular access, access tracks and crane hardstandings were granted planning permission at appeal on 7 September 2010 following refusal of planning application reference 08/01365/FUL and this planning permission had been lawfully commenced following discharge of all relevant pre-commencement conditions and construction of the vehicular access and some internal tracks. The wind turbines themselves had not yet been constructed.

The Group Manager Development Management provided an overview of the application and the main issues for consideration, as detailed within the committee report.

Since the report had been published, a number of further representations had been received against the proposals. These were detailed within the update report to the Committee along with:

- A number of minor amendments to the planning report;
- Further assessment of the planning issues in respect of 'landscape character and visual impact' and 'cultural heritage';
- Additional consultation responses, including a response from the Ministry of Defence Safeguarding stating that the objection in respect of the ATC radar at RAF Coningsby, Waddington and Wittering had been removed, however the objection based on the unacceptable interference to the PAR at RAF Wittering was maintained; and
- Amendments to conditions C9 and C18.

The Committee was advised that the recommendation was to approve the application, subject to the imposition of relevant conditions, including those updated and the signing of a legal agreement.

Councillor David Sanders and Parish Councillor John Bartlett addressed the Committee in objection to the application and responded to questions from Members. In summary, points raised and responses to questions included:

- Many houses around the area would have an uninterrupted view of the farms. This would cause significant annoyance in the surrounding area;
- At times when trees were without foliage, the views of the turbines would be greater and this would be unacceptable;
- The development would cause significant harm to heritage assets not outweighed by any benefits;
- The environmental assessments were only predictive and should be reviewed by experts rather than City Council planning officers;
- Reassurances were sought that issues regarding noise and shadow flicker would be addressed;
- There was concern that if wind farms were dealt with on a piecemeal basis that the village would be surrounded by wind farms;

- The development was likely to make the village less attractive to potential developers;
- Whatever other objections there were, the visual impact was reason enough for rejection;
- The MOD's objections to the proposed farms should be considered; there had not been enough correspondence between Peterborough City Council and the MOD considered, there was significant danger to military aircraft;
- The precision approach radar (PAR) and the air traffic control radar were likely to be negatively affected, and even the MOD's report was to be criticised for not emphasising the danger enough. Student pilots relied solely on the PAR and there was high probability of an accident. This was also applicable for trained pilots in bad weather or during an emergency;
- The application should not be granted until the concerns regarding the PAR had been addressed;
- The development was likely to have a significant visual impact on Thorney Abbey and should be relocated;
- The development would have a detrimental impact on the whole village, not just the areas detailed within the committee report; and
- Letters dated 29 January 2014 still highlighted concerns by the MOD in relation to the PAR.

Mr Stewart Jackson MP addressed the Committee in objection to the application and responded to questions from Members. In summary, points raised and responses to questions included:

- If the committee feels a scintilla of doubt as to the efficacy of the application, it was within its rights to reject it;
- The arguments relating to renewable energy did not necessarily override other concerns of residents or other issues;
- The development was contrary to the Council's own policy and National Policy;
- There were concerns regarding the infrastructure during the building of the turbines as the roads would be more heavily congested;
- It was for the Applicant to demonstrate the safety of the application with regards to the MOD's concerns and not for the Committee to mitigate these concerns itself; and
- English Heritage's condemnation of the application should be given greater weight than it already had been;
- There was a presumption in terms of subsidies against on-shore wind. A number of applications had been rejected for the grounds mentioned earlier; and
- Many other Parish Councils were not in direct proximity to the proposed planning site, so it was unsurprising that there was not a strong opposition from these councils.

Ms Helen Godber and Mr Andrew Turner addressed the Committee in objection to the application and responded to questions from Members. In summary, points raised and responses to questions included:

- National Planning Policy Framework 2012 required developments to be visually attractive, the development would blight the area;
- There were unacceptable impacts on the local area in this case, particularly on the amenities of the local area such as dog-walking and cycling routes;
- The turbines would not be sensitive to the local area, and the impact would be significantly detrimental;
- Peterborough City Brownfield Sites would be a more acceptable backdrop for the turbines given the already industrial nature of the area. It was not necessary to further industrialise open countryside;
- There were already 13 turbines in Nuts Grove and Rycroft which were within 10km of French Drove;
- The views that Members had seen on their site visit were not as pleasant as the view of the abbey in summer;
- More views and sources should be considered, particularly the views of experts;
- Subsidies were already being reduced and this could have a significant effect on this application;
- The visual impact of the turbines had not been considered fully and this was likely to have a significantly negative visual impact on the area;
- The turbines were likely to have a negative impact on farms around the area and also on horses, which were unpredictable animals
- Other houses not considered by the Council would be affected by views of the turbines;
- Full tests had not been carried out to determine the archaeological viability of the area;
- The assessment of the impact on the local wildlife had been carried out by non-qualified people and was therefore inadequate;
- The methodology used in the assessment of how much noise the turbines would generate was unreliable;
- The supposed low impact to the transport infrastructure and safety in the local area had not been demonstrated beyond reasonable doubt; and
- It was felt that the Council had 'cherry picked' properties to include in its report which would have a visual barrier to the wind farm.

Mr Richard Olive, Mrs Caprio and Dr Dorothy Ball addressed the Committee in support of the application and responded to questions from Members. In summary, points raised and responses to questions included:

- Wind was a resource that was not going to run out and should be fully utilized;
- Climate change was an issue which needed to be considered and acted upon;
- Wind turbines took up less land area than solar panels and could be farmed around. They were also more efficient in the winter;
- There would be an educational benefit to the wind farms in demonstrating to children where energy comes from;
- Wind farms were a preferable energy source to gas or nuclear plants;
- Offshore wind turbines were more expensive to construct and their maintenance cost were high, as were the costs of transferring the power

- back to the shore; and
- The Fens would be affected by climate change going forward, with flooding becoming an issue.

Mr Owen Saward and Mr Matt Partridge, on behalf of the Applicant and Mr Anthony Harding, Planning Consultant, addressed the Committee and responded to questions from Members. In summary, points raised and responses to questions included:

- Planning permission already existed for two turbines, the permission being sought was for an extra four;
- The MOD had withdrawn the objection to the application regarding the effect on the air traffic control radar;
- 73% of residents polled were in favour of wind turbines in general and 68% of people across Peterborough were in favour, with only 18% opposed. Only 38% of those in PE6 postcodes near the site were opposed and 50% were in favour;
- The MOD had withdrawn its objection and there was money secured through legal agreements to be used by the MOD for PAR mitigation works;
- There had been no objection from the Environmental Health Officer;
- A 24-hour shutdown in order to recalibrate PAR had been agreed with the MOD; and
- The MODs none co-operation, in the way that they had in other developments could be down to budgetary constraints and work commitments.

Following questions to the speakers, Members debated the application and raised points for and against, including:

- The question was not whether or not the site was suitable for wind turbines, but whether there should be six instead of two;
- Issues regarding visual appearance were matters of personal opinion and not planning policies. National planning policies specifically specified renewable energy and reduction of carbon consumption as a goal;
- Climate change was not an abstract issue, it was an occurring event that was plainly visible to see;
- The officers responsible for areas such as archaeology, had not been present to be questioned by the Committee;
- Not all the facts had been presented, as Committee Members had not been provided with the opportunity to visit a wind farm;
- It was a fact that the turbines accounted for a significant number of bird deaths each year;
- Many members stated that their concerns regarding the PAR had been allayed;
- The proposal would provide electricity to a number of homes;
- It was noted that no PCC officer had recommended refusal of the application;
- Visiting a wind farm that was similar to the proposed wind farm so as to be of meaningful comparison would have been difficult;
- The wind farms would be audible, but the question was not one of audibility

but whether or not it met the standards to be non-detrimental to local residents; and

- Members who lived near wind turbines said they had no issue with them.

The Group Manager Development Management summed up, stating that an Environmental Impact Assessment submitted with the report had found that the proposals were acceptable. The representations from English Heritage found no issue with the proposals in relation to archaeology and the only issue was in relation to listed buildings in Crowland. The harm identified, however, was not identified as substantial and it was therefore considered to be outweighed by the environmental benefit provided by the turbines.

A motion was put forward and seconded to grant the application subject to signing of a legal agreement and the imposition of relevant conditions, including those amended and detailed in the update report. The motion was carried by 7 votes, with 2 voting against and 1 not voting.

RESOLVED: (7 For, 2 Against, 1 Not Voting) to approve the application, as per officer recommendation, subject to:

1. The signing of a legal agreement;
2. Conditions numbered C1 to C8, C10 to C17 and C19 to C21 as detailed in the committee report; and
3. The amended conditions C9 and C18 as detailed in the update report.

Reasons for the decision

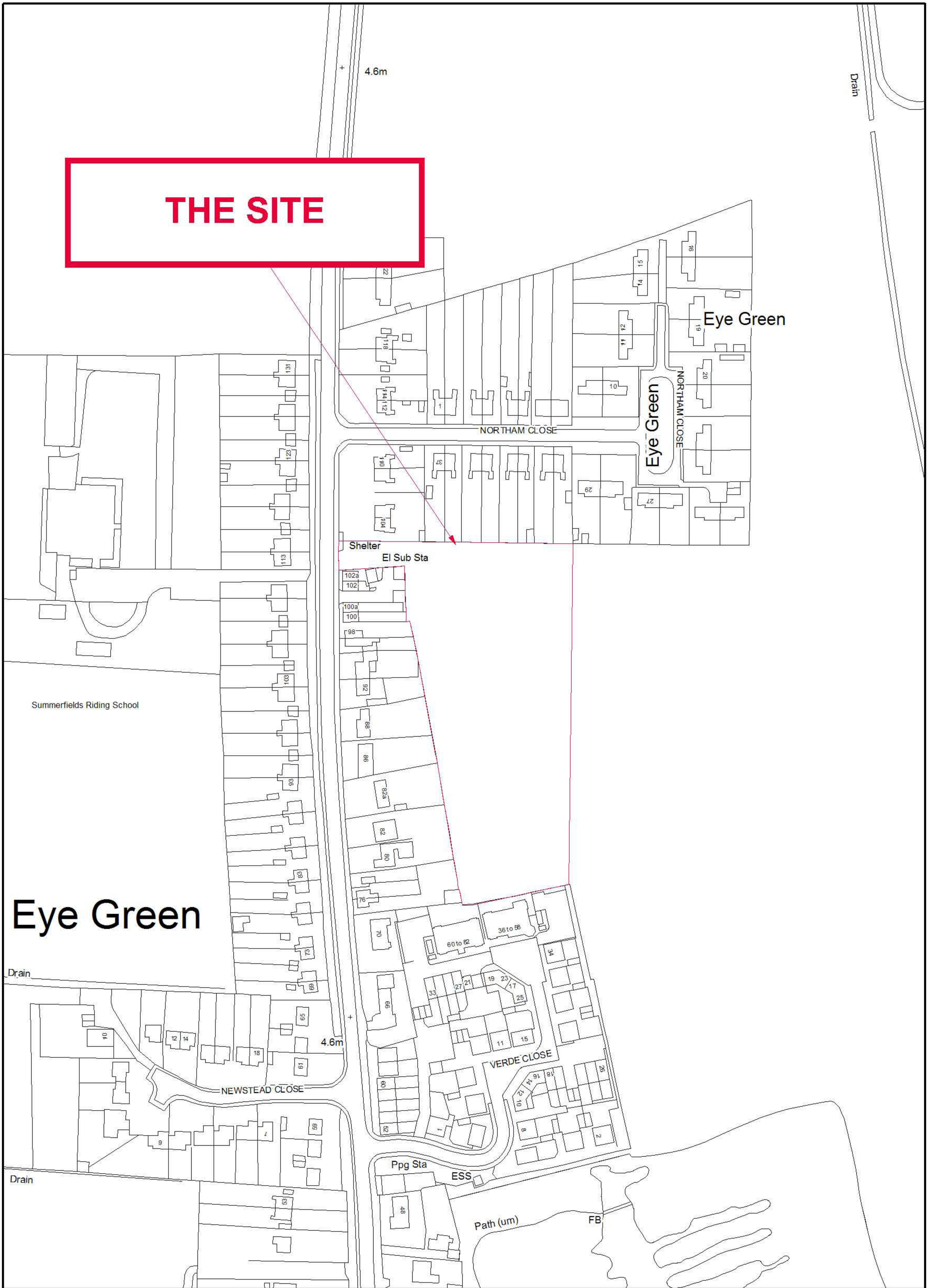
Subject to the imposition of conditions, the proposal was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- Whilst the proposal would result in a degree of harm to the immediate vicinity of the site, it would not result in any significant impact to the landscape character of the area or unacceptable impact upon visual amenity, in accordance with paragraph 109 of the National Planning Policy Framework (2012), the Planning Practice Guidance for Renewable and Low Carbon Energy (2013), Policies CS11 and CS20 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012);
- Whilst the proposal would result in some harm to the setting of Crowland Abbey (Grade I) and other local heritage assets, this harm was less than significant/substantial. It was considered that this harm was not substantially greater than the impact resulting from the two consented/implemented turbines at the site and that the benefit arising from the renewable energy generation of the development outweighed the harm that would result, in accordance with paragraph 134 of the National Planning Policy Framework (2012);
- The proposed development would not result in any significant environmental impacts, to the detriment of both avian or non-avian ecology populations, in accordance with paragraph 118 of the National Planning Policy Framework (2012), Policies CS11 and CS21 of the Peterborough Core Strategy DPD (2011) and Policies PP16 and PP19 of the Peterborough Planning Policies DPD (2012);

- The proposed development itself would not be at unacceptable risk from flooding and would ensure safety throughout its lifetime, with its wider sustainability benefits outweighing any harm caused. The proposal was therefore in accordance with paragraphs 102 and 103 of the National Planning Policy Framework (2012), Policy CS22 of the Peterborough Core Strategy DPD (2011) and the Peterborough Flood and Water Management SPD (2012);
- The proposed development would accord with the relevant noise limitations (as set out in ETSU-R-97) and whilst some noise impact would result, it would be within acceptable limits so as to not result in significant harm to the amenities of neighbouring occupants, in accordance with the Planning Practice Guidance for Renewable and Low Carbon Energy (2013), Policies CS11 and CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012);
- Whilst it was accepted that some disruption would occur to the highway network, it was considered that this would not be to unacceptable levels, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012);
- The proposal would not result in any unacceptable impact to the amenities of neighbouring occupants by virtue of shadow flicker, in accordance with the Planning Practice Guidance for Renewable and Low Carbon Energy (2013), Policies CS11 and CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012);
- The proposed development adequately addressed the concerns with regards to Ministry of Defence radar and would not result in any unacceptable danger to aviation safety, in accordance with the Planning Practice Guidance for Renewable and Low Carbon Technology (2013) and Policy CS11 of the Peterborough Core Strategy DPD (2011);
- The proposed development, by virtue of its design and layout, adequately addressed any concerns with regards to health and safety, in accordance with the Planning Practice Guidance for Renewable and Low Carbon Technology (2013), Policies CS11 and CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP3 and PP12 of the Peterborough Planning Policies DPD (2012); and
- On balance, it was considered that the benefits arising from the proposed development through the contribution of energy production through renewable sources outweighed any of the harm that would result, in accordance with paragraph 98 of the National Planning Policy Framework (2012).

The proposal was therefore considered to be acceptable.

5.30pm – 9.00pm
Chairman



LOCATION PLAN 13/01471/OUT
 Land To The South Of Northam Close, Eye Green, Peterborough

Scale 1:2500 Date 20/2/2014 Name LG Department Planning Services

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PCC GIS



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Application Ref: 13/01471/OUT

Proposal: Construction of up to 25 dwellings

Site: Land To The South Of, Northam Close, Eye Green, Peterborough
Applicant: Mrs J And Mr N Herbert

Agent: Henry H Bletsoe And Son

Referred by: **Director of Growth and Regeneration**
Reason: Application is in the wider public interest

Site visit: 19.11.2013

Case officer: Mr S Falco
Telephone No. 01733 454408
E-Mail: sam.falco@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description:

The site is broadly rectangular in shape and covers a gross site area of approximately 0.89 of a hectare.

The site lies within the village of Eye Green approximately 4 miles north east of Peterborough City Centre. More specifically the land in question is located to the east side of the village, with Verde Close to the South and Northam Close to the North. The site is currently an agricultural field used for arable farming.

The site is bounded to the north by the rear gardens of dwellings on Northam Close, to the west by the rear gardens of dwellings fronting Crowland Road, to the south by the flats on Verde Close and to the east by an expanse of agricultural land.

The access to the site is from what is currently a farm track from Crowland Road between nos. 102A and 104 Crowland Road.

The site is identified in the Peterborough Site Allocations DPD 2012 as SA5.6 with an indicative 25 no. dwellings and is located within the Eye Green Settlement Boundary.

Proposal:

Outline planning permission is sought for a residential development comprising 25 dwellings with 30% for affordable housing. It is proposed to provide 450sqm of the site area to be designated for public open space. The average density of the proposed development is approximately 22no. dwellings per hectare. The indicative master plan indicates that the majority of the buildings are 1.5, 2 and 2.5 stories. Vehicular, cycle and pedestrian access is proposed from Crowland Road between properties 102A and 104 Crowland Road.

As this application is for outline permission, matters relating to the design of the buildings, scale, layout, access to the site and landscaping are not for consideration as part of this application and these will be dealt with by way of a reserved matters application if outline planning permission is granted.

2 Planning History

The site is allocated in the adopted Peterborough Site Allocations Development Plan Document for residential development. Its current use is as an agricultural field used for arable farming

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (2012)

Section 6 - Presumption in Favour of Sustainable Development

Housing applications should be considered in this context. Policies for the supply of housing should not be considered up-to-date if a 5 year supply of sites cannot be demonstrated.

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Section 8 - Safe and Accessible Environments

Development should aim to promote mixed use developments, the creation of strong neighbouring centres and active frontages; provide safe and accessible environments with clear and legible pedestrian routes and high quality public space.

Section 8 - Social, Cultural and Recreational Facilities

Developments should plan for the provision and use of shared space, community services and other local services; guard against the unnecessary loss of valued services/facilities; allow established shops, facilities and services to develop/modernise; and ensure an integrated approach to the location of housing, economic uses and communities facilities and services.

Section 8 - Open Space

Existing open space, sports and recreational buildings/land (including playing fields) should not be built on unless an assessment has been undertaken which clearly shows the open space is surplus to requirements; the open space would be replaced by an equivalent or better provision; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.

Section 10 - Development and Flood Risk

New development should be planned to avoid increased vulnerability to the impacts of climate change. Inappropriate development in areas of flood risk should be avoided by directing it away from areas at higher risk. Where development is necessary it shall be made safe without increasing flood risk elsewhere. Applications should be supported as appropriate by a site-specific Flood Risk Assessment, a Sequential Test and, if required, the Exception Test.

Section 11 - Biodiversity

Development resulting in significant harm to biodiversity or in the loss of/deterioration of irreplaceable habitats should be refused if the impact cannot be adequately mitigated, or compensated. Proposals to conserve or enhance biodiversity should be permitted and opportunities to incorporate biodiversity into new development encouraged.

Development within or outside a Site of Special Scientific Interest or other specified sites should not normally be permitted where an adverse effect on the site's notified special interest features is

likely. An exception should only be made where the benefits clearly outweigh the impacts.

The presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered or determined.

Section 11 - Development on Agricultural Land

Where deemed necessary, areas of poorer quality land should be used in preference to that of a higher quality.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS02 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 25 500 dwellings from April 2009 to March 2026 in strategic areas/allocations.

CS08 - Meeting Housing Needs

Promotes a mix of housing the provision of 30% affordable on sites of 15 or more dwellings (70% social rented and 30% intermediate housing), 20% life time homes and 2% wheelchair housing.

CS11 - Renewable Energy

Opportunities to deliver on site or decentralised renewable or low carbon energy systems will be supported on appropriate sites where there are no unacceptable impacts.

CS13 - Development Contributions to Infrastructure Provision

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS19 - Open Space and Green Infrastructure

New residential development should make provision for/improve public green space, sports and play facilities. Loss of open space will only be permitted if no deficiency would result.

CS20 - Landscape Character

New development should be sensitive to the open countryside. Within the Landscape Character Areas development will only be permitted where specified criteria are met.

CS21 - Biodiversity and Geological Conservation

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

CS22 - Flood Risk

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

Peterborough Site Allocations DPD (2012)

SA04 - Village Envelopes

These are identified on the proposals map. Land outside of the village envelop is defined as open countryside.

SA05 - Key Service Centres

Identifies the sites within the Key Service Centres which are allocated primarily for residential use.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP19 - Habitats and Species of Principal Importance

Permission will not be granted for development which would cause demonstrable harm to a habitat or species unless the need for, and benefits of it, outweigh the harm. Development likely to have an impact should include measures to maintain and, if possible, enhance the status of the habitat or species.

Community Infrastructure Levy (CIL) Regulations 2010

Paragraphs 203-205 of the National Planning Policy Framework: Planning Conditions and Obligations:

Requests for planning obligations whether CIL is in place or not, are only lawful where they meet the following tests:-

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development.

In addition obligations should be:

- (i) Relevant to planning;
- (ii) Reasonable in all other respects.

Planning permissions may not be bought or sold. Unacceptable development cannot be permitted because of benefits/inducements offered by a developer which are not necessary to make the development acceptable in planning terms. Neither can obligations be used purely as a means of securing for the local community a share in the profits of development.

4 Consultations/Representations

PCC Archaeological Officer (20.11.13) – No Objection

The Archaeological Officer has asked that a programme of archaeological fieldwork is secured by the following condition:

AR01: programme of archaeological work. This will consist of:

- Desk-based assessment
- Magnetic survey
- Evaluation by trial trenching to target areas of magnetic anomalies

PCC Building Control Surveyor - No Objection

The Building Control Officer advises that there is no mention of lifetime homes

PCC Drainage Team (07.11.13) – No Objection

The Drainage team would expect to see Sustainable Drainage System (SuDS) methods used for managing surface water. It has been identified that infiltration is available on site as such the drainage officers would expect all surface water to be managed in the site boundary where conditions allow.

As a part of the drainage and flood risk management the drainage team would expect the following:

- 1) Full and up to date design details of the proposed drainage systems for this development should be forwarded for approval
- 2) Detailed specifications of any drainage elements including the proposed attenuation and infiltration system should be provided
- 3) Details of ownership/ maintenance for the lifetime of the development including any information relating to asset adoption
- 4) Overland flood flow routes in the event of exceedence

PCC Education & Children's Dept - Planning & Development – No Objection

There is a pressure for school places in Eye. The Education and Children's Department have asked for a S106 contribution towards primary and secondary education.

PCC Transport & Engineering Services - No Objection

Further to discussions regarding relocation of the bus stop and traffic calming measures, the Local Highways Authority (LHA) are now satisfied that this can be achieved. Subject to the requirement for revised traffic calming and bus stop location being included within a Section 106 Agreement, the LHA would raise no objections to this proposal.

PCC Pollution Team – No Objection

The site is adjacent to a former road haulage site for which there has been contamination of the

ground identified across the site – arsenic, cadmium, chromium, lead, nickel and benzo(a)pyrene, together with hydrocarbon contamination from the below ground diesel storage tanks.

Given the proposed sensitive end use the pollution control team recommends conditions for the following:

1. Site Characterisation
2. Submission of Remediation Scheme
3. Implementation of Approved Remediation Scheme
4. Reporting of Unexpected Contamination

PCC Senior Recreation Officer (23.01.14) Objection

The Senior Recreation Officer (SRO) is concerned that this and other new developments in Eye Green do not have sufficient open space to support new and young families. The SRO acknowledges that the local nature reserve (LNR) can offset some of the need for accessible open space however, if new developments are designed to be affordable and attract young families, the SNR advises that the LNR is not a suitable venue for young children.

There are two areas of POS across the A47 bypass that are candidates for off-site POS contributions and the recreation officer asks that for there to be an off-site contribution towards POS. The SRO argues that this will not however, alleviate the need for good local POS in Eye Green

PCC Wildlife Officer (03.12.13) No Objection

The proposed site layout drawing (ref: LLC938-97-B) appears broadly acceptable with the inclusion of a 10m wide buffer planting area. The Wildlife Officer would welcome opportunities to enhance the site for biodiversity, for example by the creation of wild-flower meadow habitats, wetland features with native marginal wetland planting and use of a range of native tree, shrub and hedgerow species. This detail may be provided at the detailed/ reserved matters stage.

The Wildlife officer has no objection to the granting of outline planning permission subject to an adequate financial contribution being secured towards the management of Eye Green Gravel Pit LNR, CWS & SSSI along with the provision of further details at the relevant planning stage as set out above. Further the officer recommends that a number of bird nesting and bat roosting features are provided to enhance the development for biodiversity.

Subject to the above the approved scheme the development will result in a net gain in biodiversity.

Police Architectural Liaison Officer (12.11.13) No Objection

In principal, Police Architectural Liaison Officer (PALO) I has no objection to such a development in this manner. Notwithstanding the PALO ask that if the LPA is minded to grant Outline Planning permission, they would request early consultation in respect to any future Reserved Matters submission, in order to ensure that Crime and Community Safety Issues can be addressed at the appropriate time, prior to the final Layout being established.

Environment Agency (20.11.13) – No Objection

The Environment Agency support the comments of the PCC Drainage Team The North Level (2005) Internal Drainage Board should be consulted on the proposed discharge into their network (tel: 01733 270333)

We wish to draw to your attention discrepancies in defining the site area. The application form states 1.1ha, the FRA 0.912ha and the design and access statement 0.9ha.

Anglian Water Services Ltd (17.12.14) No Objection

There are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

The sewerage system at present has available capacity for these flows. Anglia Water advises that if the developer wishes to connect to their sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.

The Wildlife Trusts (Cambridgeshire)

No comments received

Natural England - Consultation Service (26.11.13) No Objection

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which these sites have been notified. Natural England advises that the SSSIs do not represent a constraint in determining this application.

Eye Parish Council (01.12.13) No Objection

Councillor D Harrington

No comments received

Councillor D McKeen and Councillor D Sanders - Objection

Cllr McKeen and Cllr Sanders objects to the Outline Planning for the following reasons:

This application should be deferred until the schooling and Infrastructure Issues are resolved that is, until at least 2017/18 school entry year given item 2 predictions below

1 - Given that Eye School has a PAN of 60 at entry year and has recently been extended with 3 new class rooms and even now has a waiting list of 5 for yr. 2 (Source Jonathan Lewis Assistant Director Education as at 20/11/13)

Year	Rec	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6
Vacancies	7	5	-5	11	8	10	20

2 – The future predictions for Eye Primary School is there will be a short fall of 19 places in its entry year in the Academic Year 2014/15 and its at or near or over full for all entry years through to year 2016/17

Current demography for Eye School Reception Year starts is as follows against a maximum of 60 (Source Jonathan Lewis Assistant Director Education Rural Scrutiny Meeting 19/11/13)

Reception Start Year	2012/13	2013/14	2014/15	2015/16	2016/17
Qty (Max PAN is 60)	58	57	79	60	62

3 - Eye School Governors / Church of England have stated they are not prepared to increase their PAN entry level from 60 to 90 due to the significant increase needed in school size, staffing and facilities. Jonathan Lewis Assistant Director Education 19/8/13 'also recommends..... not to extend given current numbers being so low above the PAN of 60

4 – In addition with the Site Allocations Independent Inspectors report that City request the Local Planning Authority make conditions and/ or legal agreement(s) which will ensure the delivery of necessary and appropriate infrastructure' That a condition be made for the type of houses so as not to generate an increase level of primary school age children, that is to commute any affordable/ social housing to another area outside of Eye and In addition having bungalows as part of the housing mix given the shortage of them and the ageing population

Relevant Council Policy that allows for the above to be undertaken

The Cllrs state that due to the significant number of objections from Eye residents to any further growth during the site allocations planning process and consultation

The Council proposed an amendment to site allocations which the Inspector accepted and full

Council approved, this allows planning officers to add additional conditions for the Growth in Eye, quoting from the amendment DPD Submission Page 34 Para 5.9 after Para 3.21

'It is likely there will be a need for the pooling of financial contributions, potentially the phasing of development and potentially the provision of other conditions and/ or legal agreement(s) which will ensure the delivery of necessary and appropriate infrastructure'

There are many other Issues related to the Growth in Eye Village which are Impacted by this application including the following all being full or over capacity (not an exhaustive listing)

- Pre School, before /after School Club, Junior Youth Club.
- The Doctors is full and no room to expand for patients and visiting health professionals
- The Rat Run traffic and traffic volumes mean pedestrian safety Issues past the Primary School on Eyebury Rd

Local Residents/Interested Parties

Initial consultations: 62

Total number of responses: 9

Total number of objections: 6

Total number in support: 0

Six neighbour letters received raising the following issues: (please bullet the key issues below rather than by representation)

- Plot 1 and 2 would block sunlight and result in loss of privacy to the bottom of our Garden. We propose that the planned estate / farm access road runs along the bottom of our garden rather than the dwelling, which would maintain privacy and sunlight, reduce potential highway hazard with farm vehicles.
- Loss of privacy
- Loss of existing views
- Overlooking and overshadowing
- Increased noise and disturbance
- Particularly object to Plots 1 and 2 which adjoin my rear garden.
- Fail to understand the re-routing of the farm access which will cause a highway hazard.
- Why does the proposed planned boundary not include the north of the site_
- Please ensure that the buildings do not obstruct the light to my north facing ground floor lounge at Verde Close. I would support a bungalow in this location.
- Is there going to be a fence or a wall erected between the houses in Crowland Road and this shrubbed area?
- Concern for type of shrubs
- Concern of security to rear of houses on Crowland Road
- We paid a premium for our house as it has views of open countryside
- Increased problems with sewers will ensue
- Properties on Crowland Road are lower resulting in increased risk of flooding
- Why is there no planting proposed on the northern boundary?
- The proposed entry to the new estate is directly beside a Bus Stop.

5 Assessment of the planning issues

Main Considerations:

- The main considerations are:
- Principle of development
- Transport
- Open Space
- Residential Amenity - future occupiers of the site.

- Residential Amenity
- Impact on existing neighbours.
- Landscaping and ecology
- Flood Risk and Drainage
- Archaeology
- S106 Developer Contributions

a) Principle of Development:

This application is in outline and seeks to establish the principle of development for the land for up to 25 residential dwellings together with vehicular access between 102A and 104 Crowland Road. All matters relating to the design of the buildings, scale, layout, access to the site and landscaping are to be considered in the submission of a reserved matters application.

In accordance with current government guidance in respect of outline applications the Design and Access Statement has included a schematic layout together with details of a possible scale and form of development that could be accommodated within the site constraints. However, it should be emphasised that these drawings are indicative only and as such should not carry any weight in the determination of this application and would not constitute part of any planning permission.

The Peterborough Site Allocations DPD was adopted in April 2012. Policy SA5.6 of that document allocates 1.13 ha of land off Crowland Road for residential development (c. 25 dwellings). As that document has been adopted, use of the allocated housing site for housing is in principle acceptable. Further the proposal would result in the efficient and effective use of land on a site which is located close to services and facilities to meet residential needs, would provide housing to support the City Council's growth agenda and deliver affordable housing.

The proposal therefore accords with policy CS2 of the Adopted Peterborough Core Strategy DPD, policy PP1 of the Adopted Peterborough Planning Policies DPD and the National Planning Policy Framework.

b) Transport:

The transport assessment that has been conducted, it has been concluded that Crowland Road has adequate capacity to accommodate the new trips that are likely to result from the development.

The Local Highways Authority are content with the principle of the proposal subject to the following conditions requiring vehicle to vehicle visibility splays of 2.4 x 43m, - submission of a construction management plan and that prior to occupation of any dwelling, the roads and footways linking the dwelling to the existing public highway be completed to base course level.

Subject to the above conditions the proposal therefore accords with policy CS14 of the Adopted Peterborough Core Strategy DPD 2011, and policy PP12 of the Adopted Peterborough Planning Policies DPD 2012.

c) Open Space:

The Recreation Department originally commented that they were concerned that there was no provision for onsite Public Open Space. During the application process the applicant has agreed to the Local Authority's request to provide not less than 450sq metres of useable open space on site. Officers consider this to be appropriate for the size of site and thus conforms to Policy CS19 of the Core Strategy.

d) Residential Amenity (future occupiers of the site):

The proposal is for 25 dwellings which is the indicative number of dwellings as detailed for this particular site in the Peterborough Site Allocations DPD 2012 submission. A detailed assessment at the reserved matters stage will demonstrate that this number could be provided whilst maintaining acceptable levels of public open space and residential amenity for future occupiers.

e) Residential Amenity (Impact on existing neighbours):

As previously stated this application is in outline only and as such the form, layout and design of the option provided as part of the application package are indicative only and identifies one of a number of possible options for the development of the site. The indicative scheme introduces buildings that are a mix of 1.5, 2 and 2.5 storeys providing a total of 25 units. The final layout and its impact on the existing neighbours will be considered fully at reserved matters stage. However the LPA are content that the principle of the development on neighbouring occupiers could be considered acceptable with appropriate layout, design and landscaping.

f) Landscaping and ecology:

Landscaping:

The southern, western and northern boundaries of the site are flanked by residential properties. The north of the site is flanked by another agricultural field. The Landscaping around the site is limited with mainly small self-set shrubs against neighbouring residential fences of varying heights. The indicative plan has shown landscaping proposed to all boundaries of the site with less to the eastern and northern boundary. Neighbours have objected to the limited boundary treatment to the northern boundary and the potential security issue of the heavy planting to the western boundary. As stated above, this application is an indicative outline only and a comprehensive landscaping design will be required to accompany a reserved matters application, where a full assessment will be given to the issues raised.

Ecology:

The site is currently agricultural land. It is noted by both the Case Officer and Wildlife Officer that the site is located in relatively close proximity to Eye Green Gravel Pit Wildlife Site, Local Nature Reserve and SSSI. Whilst the development is deemed unlikely to cause significant detriment to the above sites, there is concern that the new development will result in increased visitor numbers to the sites resulting in more pressure of the habitats. The Wildlife Officer has requested a financial contribution towards management of the nature reserve, however it is deemed by the Case Officer that the revised plans showing a willingness for provision of on-site public open space is acceptable and financial contributions for wildlife and ecology enhancements could be delivered through POIS.

The Wildlife Officer is satisfied that the proposal is unlikely to impact on any protected species or priority habitats within the boundaries of the development site.

Natural England and the Wildlife Trust raise no objections to the proposals

g) Flood Risk and Drainage:

The site is not located within a designated flood zone. The Environment Agency have responded to their consultation with no objections and support the comments of the Local Authorities Drainage Team.

The drainage team have commented that they would expect to see Sustainable Drainage System (SuDS) methods used for managing surface water. It has been identified that infiltration is available on site as such we would expect all surface water to be managed in the site boundary where conditions allow.

Subject to a drainage condition the proposal therefore accords with policy CS22 of the Adopted Peterborough Core Strategy DPD.

h) Archaeology:

The available archaeological and historic evidence from a 500m radius suggests that the proposed development site may contain remains dating from the prehistoric to the Roman period and, possibly, beyond. Cartographic evidence.

For the above reasons, the City Council Archaeology Officer has requested that a condition be appended that a programme of archaeological work should be submitted to include a desk based assessment, magnetic survey and Evaluation by Trial Trenching to target areas of magnetic anomalies.

On the proviso that the above condition is appended and adhered to there are no archaeological

objections to the proposal in accordance with CS17 of the Peterborough Core Strategy DPD 2011 and PP17 of the Peterborough Planning Policies DPD 2012.

i) Education:

The Local Ward Cllrs are concerned that the proposal will increase pressure on school places within the Eye and Eye Green area and ask for the applications to be deferred until extra provision is made. It is the opinion of the LPA that this application is in relation to an allocated site within the Peterborough Site Allocations DPD 2012 and therefore the principle of development in this location is acceptable. Further, the developer of the above site has entered into a S106 agreement, which will be completed prior to any permission being granted. The City Council Education Officer has commented that there is a need for extra provision and that they request S106 contributions for primary and secondary education.

The POIS contributions raised from such developments will enable extra provision to be made.

The figures below were provided by the City Council's S106 Officer, which show the contributions education and neighbourhoods should expect if the associated developments are implemented: In addition to the above the following applications are in the pipeline:

Land South of Thorney Road, Eye PAMAJ/13/00113 will require a POIS contribution of £266,000 which translates to £53,200 Strategic and £53,200 Neighbourhood Education and Learning POIS

Former Northam Works, Eye Green, will require a POIS contribution of £186,000 which translates to £37,200 Strategic and £37,200 Neighbourhood Education and Learning POIS

The Croft Walsingham Way Eye 13/01165/FUL requires a POIS contribution of £109,000 which translates to £21,800 Strategic and £21,800 Neighbourhood Education and Learning POIS

Land off Thorney Road, Eye, 13/00649/FUL requires a POIS contribution of £347,000 which translates to £69,400 Strategic and £69,400 Neighbourhood Education and Learning POIS

j) S106 Developer Contributions:

Under the Council's Planning Obligation Implementation Scheme SPD (POIS) the development will give rise to the requirement for the following contributions.

<u>Unit type</u>	<u>Cost per unit</u>
1 bed dwelling	£3,000
2 bed dwelling	£4,000
3 bed dwelling	£6,000
4 bed dwelling	£8,000

In addition to the above the following are also proposed for inclusion in the Section 106 Obligation.

- 30% Affordable Housing
- Relocation of the existing bus stop on Crowland Road at the entrance of the application site, to include a new bus shelter, RTPI, bus boarder, raised kerbs and associated works
- Relation of existing speed cushions on Crowland Road in the vicinity of the site entrance and making good of the existing road surface following their removal.

j) Representations:

The development backs directly onto my garden and would block sunlight from our garden and result in a loss of privacy.

Officer response: The application is for outline permission on an allocated site. The site plan submitted is indicative only and is likely to be subject to change at Reserved Matters stage.

The farm access road should remain in its current location as it will form a highway safety hazard.

Officer response: The application is for outline permission on an allocated site. The site plan

submitted is indicative only and is likely to be subject to change at Reserved Matters stage.

Concern about the landscaped area around the perimeter of the site, in terms of shrub types, security to rear of houses of Crowland Road and why is there no planting to the rear of the gardens on Northam Close.

Officer response: The application is for outline permission on an allocated site. The site plan submitted is indicative only and is likely to be subject to change at Reserved Matters stage.

The proposed entry to the site is directly beside a bus stop

Officer response: This issue was flagged up by the Local Highways Authority. The proposal is to relocate bus stop at the expense of the developer through a S106 agreement.

We paid a premium for our house as it has views of open countryside

Officer response: This is not a material planning consideration.

Increased problems with sewers and potential flooding will ensue

Officer response: The Environment Agency and the Council's drainage section raise no objection subject to conditions.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- the site is allocated for housing and will provide housing to support the City Council's growth agenda
- the development would not have any significant adverse impact upon highway safety and safe access from the adopted Highway can be provided
- the development can be accommodated within the site without any significant adverse impact upon the amenities of the neighbouring properties
- the development can be accommodated without any significant adverse impact upon existing landscaping
- the impact of the proposed development upon wildlife and ecology of the site is considered to be acceptable
- the development will allow for the provision of 450sqm Public Open Space
- the proposal is conditioned to mitigate against impact on archaeology
- the site can be adequately drained
- The proposal makes satisfactory provision for affordable housing within the site; and
- The proposal makes a contribution towards the social and physical infrastructure demands that it will place on the area.

The proposal is therefore in accordance with Policy CS1, CS2, CS8, CS10, CS11, CS13, CS14, CS16, CS17, CS19, CS21, CS22 of the Peterborough Core Strategy DPD (2011) policies SA4 and SA5 of Peterborough Site Allocations DPD (2012), policies PP01, PP02, PP03, PP12, PP13, PP14, PP16, PP17 and PP19 of the Peterborough Planning Policies DPD (2012) and Sections 4, 6, 10 and 11 of the National Planning Policy Framework (2012)

7 Recommendation

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to the following conditions and a S106 Agreement:-

- C 1 Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 2 Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, appearance, landscaping, layout and scale, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C 4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C 5 Prior to commencement of any development hereby approved details of the proposed site access including vehicle-vehicle visibility splays of 2.4m x 43m shall be submitted to and approved by the Local Planning Authority. The access shall be implemented in accordance with the approved plans prior to the occupation of any development.

Reasons: In the interests of highway safety in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD 2012.

- C 6 No development shall take place until a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The programme of work shall include a Desk Based Assessment, magnetic survey and a programme of evaluation by trial trenching to target areas of magnetic anomalies. The Scheme shall thereafter be implemented as agreed.

Reason: to secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy CS17 of the adopted Peterborough Core Strategy DPD.

C 7 Prior to the commencement of the development unless otherwise agreed in writing with the Local Planning Authority, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include amongst other matters:

- a) A scheme of chassis and wheel cleaning for construction vehicles including contingency measures should these facilities become in-operative and a scheme for the cleaning of affected public highways;
- b) A scheme of working hours for construction and other site works;
- c) Haul routes to and from the site
- d) A scheme for parking, turning and loading/unloading areas for all contractor vehicles;
- e) a scheme for access and deliveries including hours;
- f) Location of Site welfare facilities and storage compounds;

The development shall thereafter be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 of the Adopted Peterborough Planning Policies DPD.

C 8 No development shall take place until details of the following materials have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details:

- walling and roofing materials
- doors, windows and rainwater goods including garage doors
- boundary treatments and road/path surfaces
- details of any renewable energy or similar features to be included.

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

C 9 Prior to the commencement of development a scheme of surface water drainage, based on sustainable drainage principles shall be submitted and approved in writing by the Local Planning Authority. The drainage strategy should include:

- a) Full and up to date design details of the proposed drainage systems for this development should be forwarded for approval
- b) Detailed specifications of any drainage elements including the proposed attenuation and infiltration system should be provided
- c) Details of ownership/ maintenance for the lifetime of the development including any information relating to asset adoption
- d) Overland flood flow routes in the event of exceedence

Reason: To prevent the increased risk of flooding on and off site, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and NPPF (2012)

C10 Prior to the commencement of development a scheme for the provision of mains foul water drainage including on and off site connections shall be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and NPPF (2012)

- C11 Prior to the first occupation of any dwelling a scheme of bird and bat boxes including details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. The development shall therefore be carried out in accordance with the approved details prior to first occupation of the dwellings.

Reason: In the interests of biodiversity in accordance with policy CS21 of the adopted Core Strategy and the NPPF.

- C12 Prior to the commencement of development, the following shall be submitted to and approved in writing by the Authority:
- a) a programme for the implementation of a scheme of hard and soft landscaping within the site
 - b) a (five year) maintenance schedules for all landscape areas;
 - c) details of the planting plans (noting species, plant sizes, proposed numbers/densities and an implementation programme);
 - d) a written specification (including cultivation and other operations associated with tree, shrub, hedge of grass establishment);
 - e) all hard surfacing material and signage;
 - f) details of fencing, gates and other means of enclosure and boundary treatment;

The development shall be carried out in accordance with the approved proposals and implementation plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policy PP16 of the adopted Planning Policies DPD

- C13 If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policy PP16 of the adopted Planning Policies DPD

- C14 Within three months of the commencement of development details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the design of the lighting columns, their locations and LUX levels. The lighting scheme shall thereafter be implemented in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety, in accordance with Policies CS14 and CS16 of the Adopted Peterborough Core Strategy DPD and Policy PP12 of the Adopted Peterborough Planning Policies DPD.

- C15 Notwithstanding the details hereby approved there shall be not less than 450 sq. metres of onsite open space provided as a single area.

Reason: To ensure the provision of open space on site in the interests of the amenities of the area, in accordance with Policy CS19 of the Core Strategy.

- C16 Notwithstanding the submitted information and prior to the commencement of any development a timetable for the laying out of the Public Open Space and associated play equipment shall be submitted to and approved in writing by the Local Planning Authority. The Public Open Space and play equipment shall thereafter be laid out in accordance with the approved timetable and at no time thereafter shall this area be used for the storage of construction vehicles, equipment or portakabins etc.

Reason: In the interest of ensuring future residents have adequate access to Public Open Space and in the interest of the visual amenity of the area, in accordance with Policy CS16 of the adopted Core Strategy DPD 2011.

- C17 No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- a) human health,
- b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- c) adjoining land,
- d) groundwaters and surface waters,
- e) ecological systems,
- f) archaeological sites and ancient monuments;

Reason: In order to protect and safeguard the amenity of the area in accordance with the provisions of the National Planning Policy Framework, in particular paragraphs 121 and 123.

- C18 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: In order to protect and safeguard the amenity of the area in accordance with the provisions of the National Planning Policy Framework, in particular paragraphs 121 and 123.

- C19 The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out must be submitted to the Local Planning Authority.

Reason: In order to protect and safeguard the amenity of the area in accordance with the provisions of the National Planning Policy Framework, in particular paragraphs 121 and 123.

C20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 3 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

An assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 2. .

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 3.

C21 The details submitted under Condition 1 above shall demonstrate how the development will contribute towards the City Council's Environment Capital aspirations. If no such information is submitted, or if the information is not acceptable, then the development shall be constructed so that it achieves at least a 10% improvement on the Target Emission Rates set by the Building Regulations at the time of Building Regulations being approved for the development.

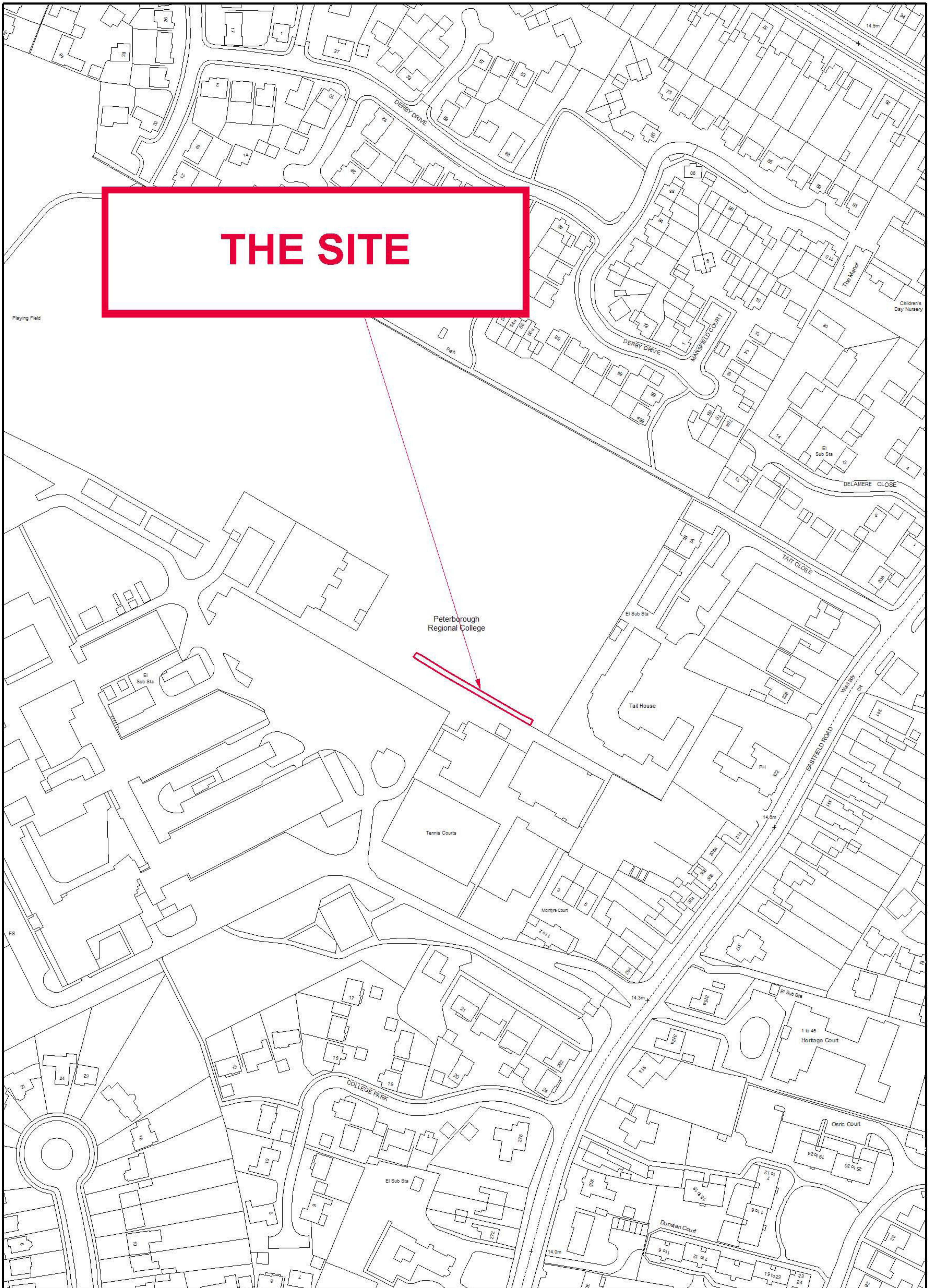
Reason: To accord with Policy CS10 of the adopted Peterborough Core Strategy DPD 2011.

If the S106 has not been completed within 3 months of the date of this resolution without good cause, the Head of Planning Transport and Engineering Services be authorised to refuse planning permission for the reason stated below:-

R1 A request has been made by the Local Planning Authority to secure a S106 Obligation however, no S106 Obligations have been completed and the proposal is therefore considered to be contrary to policy CS12 of the Peterborough Core Strategy Development Plan Document.

Copies to Councillors: David Harrington.

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LOCATION PLAN 14/00062/FUL
 Peterborough Regional College, Park Crescent PE1 4DZ

Scale 1:2500 Date 20/2/2014 Name LG Department Planning Services

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PCC GIS



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Application Ref: 14/00062/FUL

Proposal: Erection of ball stop boundary perimeter fencing (6.4m high x 60m long) to new sports building extension

Site: Peterborough Regional College, Park Crescent, Peterborough, PE1 4DZ
Applicant: Peterborough Regional College

Agent: Jefferson Sheard Architects

Referred by: **Councillor Peach**
Reason: Harmful impact upon the visual amenity of the area, out of keeping with the adjacent Conservation Area and similar to a previous application which was refused

Site visit: 20.02.14

Case officer: Miss L C Lovegrove
Telephone No. 01733 454439
E-Mail: louise.lovegrove@peterborough.gov.uk

Recommendation: **GRANT** subject to conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site comprises an area of playing fields associated with the wider site of Peterborough Regional College and is sited immediately adjacent to the College Sports Hall. The site boundary currently comprises 2.4 metre high steel palisade fencing and to the south west by mature shrubbery which separates the site from the residential premises on Tait Close. To the east is a public footway lined by an area of open space with mature Lime trees which are the subject of group Tree Preservation Order. Beyond this are residential properties on Derby Drive whose gardens face towards the site.

Proposal

The application seeks planning permission for the erection of 6.4 metre high black fabric mesh fencing along the southern boundary of the playing fields of Peterborough Regional College, immediately adjacent to the Sports Hall building. The netting is capable of being raised and lowered when the pitches are in use and is proposed to ensure that footballs and rugby balls are contained within the site whilst matches are being played, thereby preventing damage to the building adjacent. The total length of fencing proposed stands at 60 metres.

It should be noted that similar fencing/netting has previously been approved by Members of the Planning Committee (under planning permission reference 12/01123/FUL) which is sited along the northern and eastern boundaries of the same playing fields.

2 Planning History

Reference	Proposal	Decision	Date
10/01721/FUL	Construction of extension to existing sports hall for additional changing rooms	Permitted	15/02/2011
12/00534/FUL	Construction of fencing to contain rugby/football balls	Withdrawn	11/06/2012
12/01123/FUL	Construction of fencing to contain rugby/football balls	Permitted	10/09/2012
12/01934/FUL	Two storey extension to sports hall and relocation of 19 car parking spaces	Permitted	28/02/2013

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

4 Consultations/Representations

Transport & Engineering Services (17.02.14)

No objections.

Police Architectural Liaison Officer (29.01.14)

No objections, recommendations or observations.

Victoria Park Residents Association

No comments received.

Local Residents/Interested Parties

Initial consultations: 78

Total number of responses: 4

Total number of objections: 4

Total number in support: 0

Three letters of objection have been received from local residents on the following grounds:

- This scheme appears to be very similar, if not exactly the same, as the previous scheme which was refused planning permission.
- The College has not used the moveable fencing they had permission for and have managed this long without any additional fencing.
- There is a gate put in the boundary some time ago which is unlocked during every game to allow someone to collect any balls that go over the fence. There was no need for the fence before and I can see no reason for it now.
- The fencing would be an eyesore for nearby residents.

Councillor J Peach – The Councillor request that if officer's recommend approval, that the application be referred for determination by Committee. Councillor Peach is somewhat surprised that the same/very similar application has been submitted again as the College never uses this land and the previous scheme was refused. The Councillor considers that the fencing would be harmful to the visual amenity of the area and is not in keeping with the adjacent Conservation Area.

5 Assessment of the planning issues

The main considerations are:

- Design and impact upon the character and appearance of the surrounding area
- Neighbour amenity

a) Design and impact upon the character and appearance of the surrounding area

It is acknowledged that the proposed fencing and netting would exceed the height of the existing 2.4 metre steel palisade fencing that surrounds the application site. However, it is not considered that this would appear incongruous or alien within the locality and will not result in significant harm to the visual amenity of the area. This type of fencing and netting is commonplace on playing fields and is used to prevent balls from leaving the playing field area. There is already an example of 5 metre high wire mesh fencing in place immediately adjacent to the application site, on the playing fields associated with Thomas Deacon Academy.

It is considered that the proposed fencing, whilst taller than the existing fencing, will not appear unduly obtrusive. In addition the design of the fencing permits views through and accordingly, will not represent an obtrusive element within the public realm. Furthermore, the fencing would be situated immediately adjacent to the two storey Sports Hall building which has recently been renovated and extended. When viewed against this building, the fencing would not be unduly dominant and it is considered, would have limited visual impact.

On this basis, it is considered that the proposal would not result in any unacceptable impact upon the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

b) Neighbour amenity

Three objections have been received from nearby residents which have been further supported by comments received from Councillor Peach. The objections mainly focus on the loss of visual amenity to the area, as discussed in the preceding section. With regards to the impact of the proposal upon neighbour amenity, it is not considered that the proposed fencing and netting will result in any significant loss to the amenities of neighbouring residents. The fencing would not form any shared boundaries to the neighbouring residential properties which surround the sports fields and would be sited a sufficient distance from those neighbouring properties so as to not appear unduly obtrusive or overbearing.

It is accepted that the fencing previously approved on the site (to the northern and western boundaries) was conditioned to ensure that the netting was retained at a height of 1.8 metres, only being extended to 5 metres in height during the times of day when the pitches are in use (approximately 15 hours per week). However in this instance, given the separation distance of the fencing to neighbouring properties (28 metres to the nearest), it is not considered that such a restriction is reasonable or necessary.

On the basis of the above, it is considered that the proposal would not result in any unacceptable impact to the amenities of neighbouring residents and is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

c) Other matters

Neighbour objections have been received in respect of this application, questioning the need for the proposed fencing, given that previous permissions for similar fencing have been approved and not implemented. The question of need is not a material planning consideration and accordingly cannot be considered through the planning system.

Councillor Peach has raised concern regarding the impact of the proposal upon the character of the adjacent Conservation Area. The position of the proposed fencing is to the north-east of the existing built form of the college whilst the nearby Park Conservation Area is located to the south and south-west. The proposal would be almost entirely screened by the existing buildings within the wider college site and it is therefore considered that the proposal would have no unacceptably harmful impact to the setting of the identified heritage asset.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- the proposed fencing and netting would not appear incongruous or overbearing within the public realm and would not result in unacceptable harm to the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012); and
- the proposal would not result in any unacceptable harm to the amenities of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

7 Recommendation

The Director of Growth and Regeneration recommends that planning permission is **GRANTED** subject to the following condition(s):

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The development hereby permitted shall be carried out in accordance with the details shown on drawing number A_2406 Revision A and the Harrod Perimeter Pole System fencing specification (received 17 January 2014).

Reason: For the avoidance of doubt and in the interests of the visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

Copies to Councillors: Mrs Pam Kreling, John Peach, John Shearman

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PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
4 MARCH 2014	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Cereste - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement	
Contact Officer(s):	Jim Daley - Principal Built Environment Officer Simon Machen - Director of Growth and Regeneration	Tel: 01733 453522 Tel. 01733 453475

THE DEEPING GATE CONSERVATION AREA APPRAISAL

RECOMMENDATIONS	
FROM : Jim Daley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> 1. notes the outcome of the public consultation on the Deeping Gate Conservation Area Appraisal (Appendix 1) 2. recommends that the Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement considers and approves the proposed boundary change (Appendix 2) 3. supports the adoption of the Deeping Gate Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Deeping Gate Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Deeping Gate Conservation Area was carried out in 2011 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed Appraisal has been prepared for the area and, following public consultation and subsequent amendment, it is now proposed that the Deeping Gate Conservation Area Appraisal is formally adopted as the Council's planning guidance and strategy for the area.

2 PURPOSE AND REASON FOR REPORT

- 2.1 This report is submitted to the Committee for approval of the Deeping Gate Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Deeping Gate Conservation Area Appraisal and Management Plan and proposes amendments to the Conservation Area boundary.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.6.1.5 'to be consulted by and comment on the Executive's draft plans which will form part of the Development Plan proposals at each formal stage in preparation'.

3 TIMESCALE

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
Date for relevant Council meeting	N/A	Date for submission to Government Dept (please specify which Government Dept)	N/A

4 BACKGROUND

- 4.1 The draft Appraisal was subject to public consultation from 30 April to 11 June 2012. A copy of the document was published on the Council's website, and copies were provided to the Deeping Gate Parish Council, Ward member and English Heritage. A letter and summary leaflet were sent to properties in the village and other interested parties, including planning agents and Peterborough Civic Society. The author attended meetings of Deeping Gate Parish Council to inform of the report and public consultation.
- 4.2 8 representations were received and these are summarised together with the Conservation Officer's response in Appendix 1. The Appraisal has been revised to take account of various representations received and the approved version will be available on the Council's web site.
- 4.3 It is proposed to amend slightly the north-west boundary of the conservation area to omit four buildings built since the conservation area was designated in 1969. These buildings do not have any special architectural character or historic plot association to justify continued inclusion in the conservation area.

5 ANTICIPATED OUTCOMES

- 5.1 The Deeping Gate Conservation Area Appraisal fulfils the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'draw up and publish proposals for the preservation and enhancement of conservation areas. The Appraisal identifies the special character of the Deeping Gate Conservation Area and confirms that it merits designation as a conservation area. It also includes a Management Plan (as required by regulations) which identifies works and actions to secure the preservation and enhancement of the conservation area.

6. REASONS FOR RECOMMENDATIONS

Adoption of the Deeping Gate Conservation Area Appraisal as the Council's planning guidance and strategy for the Area will:

- fulfil the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of Conservation Areas.
- provide specific Conservation Area advice which will be used as local design guidance and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service.
- have a positive impact on the enhancement of the Conservation Area by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.

7. ALTERNATIVE OPTIONS CONSIDERED

- Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and Guidance on Conservation Area Appraisals, English Heritage 2005

8. IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.
- 8.2 The Appraisal and Management Plan identify works to conserve and enhance the Conservation Area. The implementation of some of these works will however require the involvement of the City Council, specifically in relation to future works to the public realm.

This may have cost implications but these cannot be quantified at this time. Works will also involve co-ordination across Service Departments of the Council

- 8.3 Potential public sector funding partners may emerge for some works, depending on the grant regimes and other opportunities that may exist in the future. Other works, such as the replacement of non-original features, may be carried out entirely by private owners without public funding.
- 8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)
Guidance on Conservation Area Appraisals, English Heritage 2005
Guidance on the Management of Conservation Areas, English Heritage 2005

Summary of comments received at the consultation stage of the Deeping Gate Conservation Area Appraisal, together with the Council's response to the key issues raised.

Deeping Gate Parish Council	
Summary of Comments Received	<ul style="list-style-type: none"> • Riverside is incorrectly referred to as Rivergate on pages 4,8,9 and 10 • Grammatical errors • Market Deeping Bridge should be mentioned as vehicular crossing from the North into Deeping Gate • Management plan, replacement period lighting and additional trees supported in management plan • Remove the two northern houses on Fairfax way from the conservation area • The site of the Free Chapel was in fact to the East of the Bridge not west • Incorrect location of Toll House on Page 6 • The local list should include the stone bridge of the drain and parish boundary post on Lincoln Road, north of the junction with Maxey Road
Response	<ul style="list-style-type: none"> • This has been corrected • Grammatical errors corrected • Noted • Noted • Noted. Although of modern age the buildings are not included for their architectural merit but for their position at the head of Fairfax Way and their omission would leave an otherwise narrow visual 'link' between the central and eastern parts of the conservation area. • Corrected • This has been corrected to; south of the drive for 106 Lincoln Road • These will be considered in future version of the Buildings of Local Interest

Deeping Gate Parish Council	
Summary of Comments Received	<ul style="list-style-type: none"> • The areas of local Natural Importance have not been mentioned. These are (LNE 16) in the local plan. At the Junction of Deeping St James Road / Suttons Lane and Deeping St James Road / Peakirk Road
Response	<ul style="list-style-type: none"> • The following has been added; Two areas at the Junction of Deeping St. James Road are of local natural importance as outlined in Peterborough Planning Policies DPD (Site of Local Nature Conservation Importance CS21 & MWCS35) - also referred to as Deeping Gate Meadow. They are a County Wildlife Site; the main interest is hedgerows and mature pollarded willows. The River Welland is also a County Wildlife Site, included for the mature pollarded willows. This means that Riverside which forms the south bank of the River Welland is also of landscape importance

Deeping Gate Parish Council	
Summary of Comments Received	<ul style="list-style-type: none"> • There should be reference to Robert Fayrfax within the text, he was the most important figure from Deeping Gate
Response	<ul style="list-style-type: none"> • Details of Robert Fayrfax have been added to the Appraisal, in 4.0 Brief History of Settlement.

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> • Request for dog litter bins along the riverside and related signage
Response	<ul style="list-style-type: none"> • Noted. To be progressed with Waste Management and Parish Council

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> Concern with planting trees on river bank outside no. 41 Riverside as these would obscure view of the river. Fallen leaves make the footpath dangerous and path is only access to properties nearby, and possible buildings damage from trees.
Response	<ul style="list-style-type: none"> In planting any tree thought has to be given to impacts, not just leaf fall but also long term in terms of change to views. One of the pleasant features of the area are views towards Deeping Gate and f the building line to Riverside. Overplanting of trees would diminish these pleasant views. Any proposed new tree planting would only be developed in consultation with residents and Deeping Gate Parish Council.

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> Concern over any proposed new seating and lighting at High Locks and removal of the memorial bench.
Response	<ul style="list-style-type: none"> Assurance given that the memorial bench will not be moved. Text amended to mention the memorial bench. Whatever opportunities may come forward these would be developed in the first instance with residents and Deeping Gate Parish Council.

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> The area should not be changed. Deeping Gate is a very small village and would not like to see any further dwellings etc. allowed. All trees should be kept and further planting should be carried out if possible and natural hedges protected. Would welcome all remaining fields, particularly those edging on to the river, being included in a no build protection area.
Response	<ul style="list-style-type: none"> Noted Noted These areas are outside the village envelope

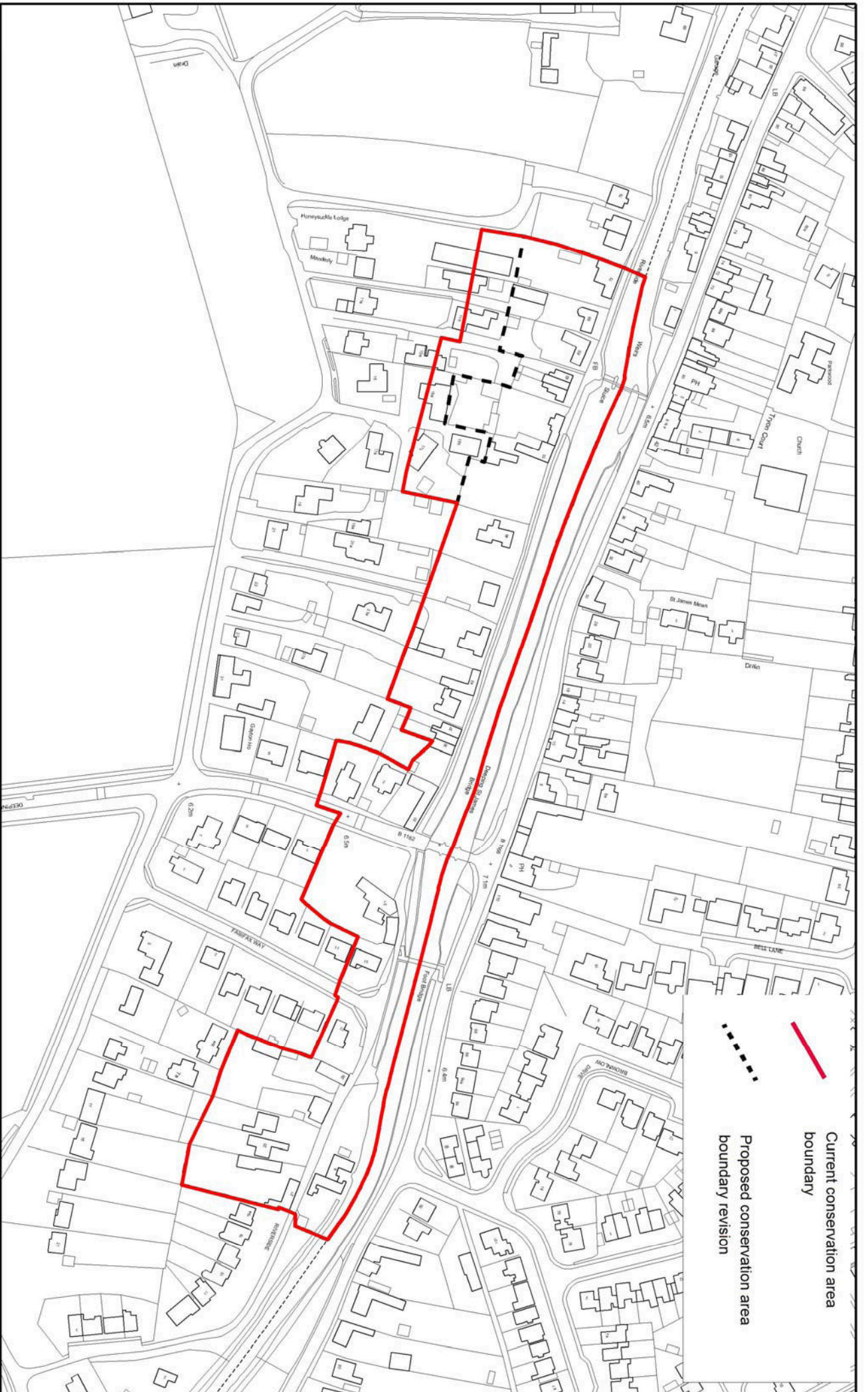
Resident	
Summary of Comments Received	<ul style="list-style-type: none"> The conservation area boundary runs straight through the middle of our storage building, can this be amended to run to the back of the property at 73 Riverside?
Response	<ul style="list-style-type: none"> It is not desirable to have part of a building dissected by a conservation area boundary. Also since the designation of the conservation area, Edelweiss Lodge at the rear of 63 Riverside has been built and straddles the boundary. It is proposed to amend the boundary in this area to exclude the large commercial building, Edelweiss Lodge and 11b Suttons Lane, the latter two buildings having been built within the past 10 years and are of no special architectural character.

Peterborough Civic Society	
Summary of Comments Received	<ul style="list-style-type: none"> congratulates you on another interesting and useful study minor errors
Response	<ul style="list-style-type: none"> Noted errors corrected

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> Amendment to the proposed revision of the boundary north of 15a Suttons Lane would retain the trees within the conservation area.
Response	<ul style="list-style-type: none"> Noted and proposed boundary revision amended in this area.

Proposed Deeping Gate Conservation Area boundary alteration

See separate plan



LOCATION PLAN

Appendix 2 - Deeping Gate Conservation Area

Scale 2500 Date 20.02.2014

Name AA Department Planning Services

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PCC GIS



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