



**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE  
HELD AT THE TOWN HALL, PETERBOROUGH ON 25 APRIL 2017**

**5. Development Control and Enforcement Matters**

**5.1 17/000011//R4FUL – Former John Mansfield School, Western Avenue, Dogsthorpe, Peterborough**

**RESOLVED:** (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report and update report.

**Reasons for the decision:**

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:

In light of the fact that the Council cannot currently demonstrate a five year land supply under the provisions of the NPPF the development of the site for housing could only be resisted if significant and demonstrable harm would result which would outweigh the benefit. The site has previously been allocated for development and its development will help meet housing need. It will also deliver other social and economic benefits, significantly the provision of affordable housing above the policy standard. The provision of life homes and wheelchair housing can be met across this site and the remote site. There is no objection in this instance to the loss of playing field given the length of time since the site was last used for such, the planning history and previous contributions already made in mitigation for the loss. The principle of development is therefore considered to be acceptable in accordance with the NPPF.

The design and layout of the scheme is considered to be acceptable and appropriate for the area. There would not be any unacceptable adverse impact upon neighbour amenity and adequate provision would be made for the amenity of the new residents subject to a condition in relation to noise impacts. The development therefore complies with policy CS16 of the adopted Core Strategy and policies PP2, PP3 and PP4 of the adopted Planning Policies DPD.

Adequate parking and access would be provided to meet the needs of the proposal and no undue impact would result to the safety of the public highway, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012);

The proposal would not result in unacceptable impact upon the existing landscaping and new landscaping would be secured by condition. Although open space provision is below the policy standard this has to be balanced with the need to make efficient of land and provision for play will be made either on site or via a S106 contribution. Subject to conditions the ecological impacts of the development can also be addressed. The development therefore complies with policies PP14 and PP16 of the Peterborough Planning Policies DPD (2012).

Subject to conditions relating to drainage the development is considered to comply with policy CS22 of the adopted Core Strategy.

## **5.2 17/00013/R4FUL – Former John Mansfield School Remote Playing Field and Former Welland House Site, Poplar Avenue, Dogsthorpe, Peterborough**

**RESOLVED:** (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report.

### **Reasons for the decision:**

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

In light of the fact that the Council cannot currently demonstrate a five year land supply under the provisions of the NPPF the development of the site for housing could only be resisted if significant and demonstrable harm would result which would outweigh the benefit. Part of the site has previously been allocated for development and the development of the site as a whole will help meet housing need. It will also deliver other social and economic benefits, significantly the provision of affordable housing above the policy standard. There is no objection in this instance to the loss of playing field given the length of time since the site was last used for such, the planning history and previous contributions already made in mitigation for the loss. The principle of development is therefore considered to be acceptable in accordance with the NPPF.

The application will provide affordable housing and life time homes/wheelchair housing in accordance with policy CS8 of the adopted Core Strategy.

The development will not result in any unacceptable highway impacts on the surrounding road network. The layout of the roads within the site is acceptable and sufficient car parking can be provided. The development therefore complies with policies PP12 and PP13 of the adopted Planning Policies DPD.

Acceptable relationships can be achieved with the surrounding residential properties and an acceptable level of amenity can be provided for the new residents. The concerns received from the adjacent flour mill are noted but it is considered that these can be addressed via a condition in respect of noise mitigation. The concerns are also not outweighed by the benefits of the scheme given the position in terms of the five year land supply. The development is therefore considered to comply with policies PP3 and PP4 of the adopted Planning Policies DPD.

The development can achieve an acceptable relationship with existing trees and new landscaping can be secured by condition. The ecological impacts of the development are also acceptable subject to conditions. Sufficient open space provision can be provided through use of the existing area of open space. The development is therefore considered to comply with policies PP14 and PP16 of the adopted Planning Policies DPD.

Subject to conditions relating to drainage the development is considered to comply with policy CS22 of the adopted Core Strategy.

Subject to conditions relating to contamination the development is considered to comply with policy PP20 of the adopted Planning Policies DPD.