



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

5. Development Control and Enforcement Matters

5.1 09/01368/OUT – Land to the North of Norman Cross, London Road, Peterborough

RESOLVED: (unanimously)

1. That planning permission is **REFUSED** if the s106 agreement has not been signed by 30 September 2017 (unless an alternative later deadline date is agreed with the Chairman of the Planning & Environmental Protection Committee)

Reasons for the decision:

Members resolved to approve this application in 2013 and again in January 2015 following the receipt of further information in respect of the Yaxley loop road, subject to the completion of a S106 Agreement. Since this date no S106 Agreement has been signed. In the absence of a S106 Agreement the development will not be able to meet its infrastructure requirements notably in respect of the provision of schools, community facilities, affordable housing, ecology and transport. As such the proposal is considered to be contrary to policy CS13 of the adopted Local Plan.

That delegated authority be given to officers to finalise the matters which are to be covered by the s106 obligation and / or by condition and to make amendments to the wording of the conditions to facilitate any partitioned approach to the development in the event that progress is made on completing the s106 obligation in advance of the 30 September 2017 deadline

5.2 15/01771/WCPP – Paston Reserve, Newborough Road, Paston, Peterborough

RESOLVED: (unanimously) that planning permission is **REFUSED** if the S106 agreement has not been signed by 11 August 2017 (unless an alternative later deadline date is agreed with the Chairman of the Planning & Environmental Protection Committee)

Reasons for the decision:

R1 – The proposed development will give rise to the following infrastructure impacts that require mitigation in order for the development to be acceptable:

- Affordable housing provision
- Education place provision
- Cemetery contribution
- Primary care contribution
- Waste management contribution
- Public Transport contribution
- Community centre contribution

- Play facilities
- Adult social care contribution
- Rights of way

Whilst a draft Section 106 agreement has been prepared which provides the necessary mitigation and which the interested parties have no disagreement with, the document has not been signed. The proposal is therefore contrary to Policy CS13 of the Peterborough City Council Core Strategy DPD (2011).

6. The Peterborough City Centre Conservation Area Appraisal Report

RESOLVED: (unanimously)

That the Committee:

1. Notes the outcome of the public consultation on the City Centre Conservation Area Appraisal
2. Recommends that the Cabinet Member for Growth, Planning, Housing and Economic Development considers and approves the proposed boundary change.
3. Supports the adoption of the City Centre Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the City Centre Conservation Area.

7. The Southorpe Conservation Area Appraisal

RESOLVED: (unanimously)

That the Committee:

1. Notes the outcome of the public consultation on the Southorpe Conservation Area Appraisal.
2. Supports the adoption of the Southorpe Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Southorpe Area.

8. The Pilsgate Conservation Area Appraisal

RESOLVED: (unanimously)

That the Committee:

1. Notes the outcome of the public consultation on the Pilsgate Conservation Area Appraisal.
2. Supports the adoption of the Pilsgate Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Pilsgate Area.