



**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE  
HELD AT THE TOWN HALL, PETERBOROUGH ON 5 SEPTEMBER 2017**

**5. Development Control and Enforcement Matters**

**5.1 16/01361/FUL - LAND TO THE SOUTH OF LAWRENCE ROAD, WITTERING,  
PETERBOROUGH**

A motion was proposed and seconded to **DEFER** the decision to a later date as the Committee required further information from Highways Officers.

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **DEFER** the application. The Committee **RESOLVED** (Unanimously) to **DEFER** the planning permission.

**REASONS FOR THE DECISION**

The Committee **DEFERRED** their decision as further information was required from Highways Officers to detail the following:

1. Further information was required regarding the differing traffic implications on the A1 Townsend junction following the impact of the 190 dwelling development compared to the development of 160 dwellings plus the employment land; and
2. That the data within the Transport Assessment was updated to provide survey information not older than three years.

**5.2 17/00645/FUL - THE ELMS, HELPSTON ROAD, ETON, PETERBOROUGH**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (Unanimously) to **GRANT** the planning permission subject to relevant conditions.

**REASONS FOR THE DECISION**

Subject to the imposition of the attached 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:

- The development for the relocation of an existing Farm Shop would enable the expansion of a successful rural business which would be closely related to the agricultural use of the site 'Elm Tree Farm';
- The 'model' of the business required a rural location associated with local agriculture and as such it had not been considered that the proposal would impact on the vitality and viability of any commercial centre or set an undesirable

precedent;

- The design of the building and boundary treatment would not impact on the visual amenity of the character area and appropriate mitigation would assimilate the development into the open countryside;
- The site would provide adequate parking provision and it was not considered that the proposal would result in any adverse highway implications; The proposal would not unduly impact upon the amenity of neighbouring occupiers; and
- The proposal would result in an enhancement to the landscaping features of the site and a net gain in biodiversity.
- Hence the proposal accords with policies PP2, PP3, PP8, PP9, PP12, PP13 and PP16 of the Adopted Peterborough Planning Policies DPD, policies CS1, CS14, CS16, CS17, CS20, CS21 and CS22 of the Adopted Peterborough Core Strategy DPD and sections 2, 3, 4, 7 and 11 of the NPPF.

### **5.3 17/01220/FUL - LAND TO REAR OF 37 AND 39 LINCOLN ROAD, GLINTON, PETERBOROUGH**

The Planning and Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (Unanimously) to **GRANT** the planning permission subject to relevant conditions.

#### **REASONS FOR THE DECISION**

Subject to the imposition of the attached 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:

- The proposed garage would not unacceptably harm the character or appearance of the area, and would accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 of the Peterborough Policies DPD (2012);
- The proposed garage would not unacceptably harm the amenity of adjoining neighbours, and would retain sufficient garden for future occupiers, and therefore accords with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3 and PP4 of the Peterborough Policies DPD (2012); and
- The proposal would not result in a highway safety hazard and sufficient car parking could be provided on site thereby according with Policy PP13 of the Peterborough Policies DPD (2012).

### **6. PLANNING COMPLIANCE QUARTERLY REPORT**

The Planning and Environment Protection Committee considered the report and **RESOLVED** to note the past performance and outcomes.

#### **AGREED ACTION**

For the Development Management Manager to provide the Planning and Environment Protection Committee with a briefing note outlining whether a public educational opportunity could be developed as a result of the increase to the no breach found category within the Planning Compliance report.

## **REASONS FOR THE DECISION**

To help inform future decisions of the Planning and Environmental Protection Committee and potentially reduce costs.