



**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD AT THE TOWN HALL, PETERBOROUGH ON 13 MARCH 2018**

5 PETERBOROUGH LOCAL PLAN AND SUPPLEMENTARY DOCUMENTS UPDATE

RESOLVED: That the Planning Committee notes:

1. The progress on the Peterborough Local Plan;
2. That three Supplementary Planning Documents are currently available for public consultation and that, should it see fit, the committee can offer any comments on them.

6. MINERALS AND WASTE LOCAL PLAN - PRELIMINARY DRAFT FOR CONSULTATION

RESOLVED:

1. That the Committee Considered, and made comments as it saw fit, in respect of the Cambridgeshire-Peterborough Minerals and Waste Local Plan - Preliminary Draft, prior to its consideration by Cabinet on 26 March 2018.
2. That Cabinet be asked to include clarification in the document that this plan has not been prepared by the Combined Authority.

7.1 18/00091/FUL - 20 BROADWAY GARDENS, PETERBOROUGH, PE1 4DU

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application on a temporary basis for 2 years. The Committee **RESOLVED** (8 in favour, 1 against) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASON 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:

- the proposal would provide much-needed housing for up to 6no. children/young adults in a semi-independent manner to act as a transition between full-time care and independent adult living, in accordance with Policy CS8 of the Peterborough Core Strategy DPD (2011);

- adequate on-site parking is provided to meet the demands of the development and no unacceptable impact would arise in terms of the safety of the surrounding highway network, in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in an unacceptable degree of harm to the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012); and
- the proposed use would preserve the appearance of the Park Conservation Area, in accordance with Policy Cs17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012) and paragraph 131 of the National Planning Policy Framework (2012).

7.2 17/01087/FUL – LAND TO THE WEST OF UFFINGTON ROAD, BARNACK < STAMFORD

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **APPROVE** the application. The Committee **RESOLVED** (5 for, 4 against, 1 abstained) to **GRANT** the planning permission subject to relevant conditions being delegated to officers.

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:

- the proposal has been assessed against the criteria under Annex A to the former PPS7.
- the functional need for a temporary agricultural dwelling is accepted and the business has been planned on a sound financial basis.
- the scale and design of the proposed agricultural building and the temporary dwelling would be in keeping with the proposal agricultural use of the site.
- the proposal has demonstrated a safe and convenience access can be provided

The proposal therefore accords with policies, PP2, PP7, PP12 and PP13 of the Adopted Peterborough Planning Policies DPD, policy CS16, CS17 and CS20 of the Adopted Peterborough Core Strategy and section 6 of the National Planning Policy Framework.

7.3 17/01902/OUT - LAND ON THE WEST SIDE OF GUNTONS ROAD, NEWBOROUGH, PETERBOROUGH

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **APPROVE** the application. The Committee **RESOLVED** (8 for, 2 against) to **GRANT** the planning permission subject to relevant conditions being delegated to officers.

REASONS FOR THE DECISION:

The proposal is acceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

The application site is located within Flood Zone 3 and is therefore at the highest risk of flooding. The proposed residential development, classed as 'more vulnerable' development, is inappropriate within this location. Whilst it has been demonstrated, by way of a Sequential Test, that there are no more sequentially preferable sites available for the proposed development within the settlement or other settlements within the 'Limited Growth Villages' the proposal in the view of the Committee would provide wider sustainability benefits to the community that would outweigh the risk of flooding as required by the Exception Test. Paragraph 102 of the NPPF is clear that both elements of the test have to be passed for development to be permitted. The proposal was therefore not contrary to paragraphs 100, 101 and 102 of the National Planning Policy Framework (2012), Policy CS22 of the Peterborough Core Strategy DPD (2011) and Chapter 4 of the Peterborough Flood and Water Management SPD (2012).