

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE  
HELD AT THE TOWN HALL, PETERBOROUGH ON 12 JUNE 2018**

**5.1 18/00251/R3FUL - RECREATION GROUND, THORPE LEA ROAD,  
PETERBOROUGH**

**RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (9 in favour 1 abstention) 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 represent improved sports education facilities for pupils of West Town Primary School which should be afforded great weight, in accordance with paragraph 72 of the National Planning Policy Framework (2012);
- Whilst the proposal would represent the loss of existing public open space (POS), it is not considered that this would result in an unacceptable deficiency for the local area and mitigation may be secured through the provision of goal posts to the west of the site, on an area of POS already being reverted to recreation space, in accordance with Policy CS18 of the Peterborough Core Strategy DPD (2011), emerging Policy LP23 of the Peterborough Local Plan 2016-2036 (Submission Version) and paragraph 74 of the National Planning Policy Framework (2012);
  - The proposal would not result in unacceptable harm to the amenities of neighbouring occupants, in accordance with Policy Cs16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP17 of the Peterborough Local Plan 2016-2036 (Submission Version);
  - No undue impact to the safety of the surrounding public highway network or its users would result, in accordance with Policy PP12 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP13 of the Peterborough Local Plan 2016-2036 (Submission Version);
  - The proposal would not pose an unacceptable risk to trees or landscape features of key amenity value to the surrounding area, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP29 of the Peterborough Local Plan 2016-2036 (Submission Version);
  - the proposal would not harm biodiversity within the site, in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011), Policy PP16 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP28 of the Peterborough Local Plan 2016-2036 (Submission Version);
  - The proposal would not be at unacceptable risk from, or result in increased flood risk, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and emerging Policy LP32 of the Peterborough Local Plan 2016-2036 (Submission Version); and
  - The site would not be at risk from contamination such that it would pose a risk to human health or controlled waters, in accordance with Policy PP20 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP33 of the Peterborough Local Plan 2016-2036 (Submission Version).

**5.2 17/00823/FUL - FORMER PARCEL FORCE SITE, MASKEW AVENUE, NEW ENGLAND, PETERBOROUGH**

**RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application as per Officers recommendation. The Committee **RESOLVED** (Unanimous) to **GRANT** the planning permission as per the officers recommendations.

**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 accords with relevant planning policy as discussed above, but specifically:

- a) Cannot be reasonable accommodated within the city centre or district centres within the short to medium term.
- b) Will not result in a significant material impact on the city centre or other district centres as a consequence of trade draw either individually or in conjunction with other recent or planned development.
- c) Would not result in a detrimental loss of employment land.
- d) Would not result in an unacceptable impact on the local and strategic road network or compromise highway safety.
- e) Is located on the edge of an existing retail park area, so there is likely to be linked trips to those other units.
- f) Provides an appropriate level of parking and gives opportunity for some travel by public transport, walking and cycling particularly due to its location.
- g) Can be controlled by condition in respect of design and layout, crime and disorder, infrastructure provision, transport, biodiversity, flood risk/ drainage and potential for contamination.
- h) Would not result in a detrimental impact on protected species or related habitat.
- i) Would represent investment and some employment creation within the City.

The proposal is therefore considered to be in accordance with Peterborough Core Strategy Policies CS03, CS14, CS15, CS16, C21 and C22 as well as Peterborough Development Planning Policies DPD Policies PP02, PP03, PP09, PP12, PP13, PP16 and PP20.

**5.3 18/00108/OUT - LAND TO THE REAR OF THE THORPE WOOD HOUSE, THORPE WOOD, PETERBOROUGH**

**RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (Unanimous) to **GRANT** the planning permission subject to relevant conditions 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 site is an allocated employment site within the development plan but the applicant has demonstrated that despite extensive marketing of the site the B1 office use of the site has not achieved interest from prospective occupiers. The proposed use of the site as a C2 Care Home is therefore acceptable in accordance with para. 22 of the National Planning Policy Framework which stipulates that planning policies should avoid the long term protection of employment use where there is no reasonable prospect of a site being used for that purpose.
- The loss of employment land is not considered detrimental to the likely long term supply of available employment land.
- The site can be satisfactorily accessed by vehicles, cyclists and pedestrians. The provision of car parking and cycle parking is considered to be acceptable therefore the proposal would not unduly impact upon the adjacent highway network.
- The appearance, layout and scale of the building is considered acceptable and will not result in a detrimental impact on the character of the area or neighbour amenity.
- The proposal would not result in the loss of trees which provide a positive contribution to the area and adequate tree protection measures would be secured.
- Suitable ecological enhancements and protection measures will be secured by condition hence the development will not result in an unacceptable impact on the biodiversity of the site.

The development is therefore in accordance with Sections 1 (paragraph 22), Section 7, Section 10 and Section 11 of the National Planning Policy Framework, Policies CS14, CS16, CS21, CS22 of the Peterborough Core Strategy, Policies PP1, PP2, PP3, PP4, PP12, PP13, PP16 of the Peterborough Planning Policies DPD and policy LP4 of the Proposed Submission version of the new Peterborough Local Plan.

### 5.4 18/00503/FUL - 62 BAMBER STREET, MILLFIELD, PETERBOROUGH

#### RESOLVED:

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

#### REASONS FOR THE DECISION:

The proposed change of use, to serve as a private garden to No. 62 Bamber Street, would result in the loss of existing, useable public open space within the Central Ward and to the specific locality of Bamber Street. The proposed use of the land is for private garden rather than public open space and the scheme proposes no alternative re-provision of the public open space within the surrounding area. In addition, no wider public benefit would be gained from the loss of the public open space to private residential garden. Accordingly, the proposal is considered to be contrary to paragraph 74 of the National Planning Policy Framework (2012), Policy CS19 of the Peterborough Planning Policies DPD (2012) and LP23 of the Peterborough Local Plan (Submission Stage) DPD (2018).

The proposal, by nature of its size, scale and position would unacceptably impact upon the character and appearance of the site and the surrounding area. The enclosure of this land for additional garden for one of the adjacent residential plots would fail to respect the established layout character of surrounding residential plots and the linear garden forms associated with these neighbouring dwellings. The loss of this open area of green space would have an adverse visual impact upon the character and appearance of the surrounding area. As such, the proposal is considered to be contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policy DPD (2012) and Policy LP16 of the Peterborough Local Plan (Submission Stage) DPD (2018).

**5.5 09/01368/OUT - LAND TO THE NORTH OF NORMAN CROSS, LONDON ROAD, PETERBOROUGH**

**RESOLVED:**

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

**REASONS FOR THE DECISION:**

That planning permission be granted subject to final signing of the O & H and Marlborough Section 106 Agreements and the imposition of a condition in respect of the Barratts land (restricting development on that land until a S106 Agreement has been entered into) and the attached conditions with authority delegated to the Director of Growth and Regeneration and the Head of Legal Services to complete the S106 and to issue the planning permission.