

PETERBOROUGH



RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE HELD AT THE TOWN HALL, PETERBOROUGH ON 16 OCTOBER 2018

5.1 18/01212/HHFUL - 22 OLD NORTH ROAD, WANSFORD, PETERBOROUGH PE8 6LB

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSE** the application. The Committee **RESOLVED** (8 for, 1 against, 1 abstention) to **REFUSE** the planning permission subject to relevant conditions delegated to officers.

REASONS FOR THE DECISION:

1. The proposed Juliette window on the rear elevation will result in a unsatisfactory degree of overlooking and loss of privacy for the adjacent owners. The proposal will therefore be contrary to the provisions of policy CS16 of the Peterborough City Council Core Strategy DPD (2011) and policy PP3 of the Peterborough City Council Planning Policies DPD (2012) which requires new development not to have an unacceptable impact on the amenities of occupiers of any nearby properties.
2. The proposal will result in an enlargement of the roof and the footprint of the rear projection bringing it closer to the neighbouring property. Consequently this property would suffer from a loss of light and increase in shadowing to an unacceptable degree. In addition the enlarged roofscape would have an overbearing appearance when viewed from the neighbouring property. The proposal will therefore be contrary to the provisions of policy CS16 of the Peterborough City Council Core Strategy DPD (2011) and policy PP3 of the Peterborough City Council Planning Policies DPD (2012) which requires new development not to have an unacceptable impact on the amenities of occupiers of any nearby properties.
3. The rear of the property (with its attached neighbouring property) is visible from Swanhill. The proposed roof alterations will give the pair of dwellings an unbalanced visual appearance which would be significantly detrimental to the appearance of the street scene. The proposal will therefore be contrary to the provisions of policy CS16 of the Peterborough City Council Core Strategy DPD (2011) and policy PP2 of the Peterborough City Council Planning Policies DPD (2012) which requires new development respond the character of the site and surroundings and contribute positively to the street scene

5.2 18/01259/DISCHG & 18/01368/FUL – LAND OFF STOREYS BAR ROAD, STOREYS BAR ROAD, FENGATE, PETERBOROUGH

RESOLVED:

1. 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 delegated to officers.

2. 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 delegated to officers.

REASONS FOR THE DECISION:

Proposal 1

To discharge Condition 8, the five constituent parts of Condition 5 need to be satisfied, they are:

- (i) details of the siting, design, external appearance, and dimensions of all new or modified buildings and structures which are to be retained following the commissioning of the Development;
- (ii) details of the colour, materials and surface finishes in respect of those buildings and structures referred to in (i) above;
- (iii) details of vehicular circulation roads, parking, hardstandings, turning facilities and loading and unloading facilities on the Site;
- (iv) details of all new or modified permanent fencing and gates required on the Site;
- (v) details of artificial lighting required during the operation of the Development; and
- (vi) phasing of works included in the scheme.

The applicant is continuing to work with Officers to overcome consultee objections and ensure the proposals address all material considerations and are policy compliant. The outstanding matters can be summarised as follows;

Confirmation of Conservation Officer satisfaction with regards the additional wireframes demonstrating visual impact on the Cathedral.

Clarification of methodology for viewpoints in the LVIA.

Confirmation of Landscape Architect contentment with the screening proposed to be used on the ramp on the eastern elevation of Ethel to minimise off site headlight glare, amended cladding to the Multi Function Water Pump House and to 'Ethel'.

Provision of 'designers' response with regards to flue stack cladding proposals.

Clarification of the impact of fencing to south of the Water Pump House to additional tree / vegetation screening.

Clarification of the lighting strategy, including confirmation of review procedure, height of 'Ethel' and yard lights, bollard lighting on the pathway, and use and timing of lighting systems, and provision of a 'night time image' of the proposals.

Provision of a satisfactory Landscape Masterplan demonstrating removal of 3m bund and including additional planting to Cat's Water Drain (the full details for Condition 46 discharge are not required at this stage).

Confirmation of Natural England and Wildlife Officer comments with regards to information provided in the ecological addendum.

Completion of all outstanding ecological surveys.

Confirmation of finished floor levels and provision of critical equipment in accordance with floodrisk requirements.

Confirmation of Local Highways Authority satisfaction with tracking provision across the site, alignment of access amendments and mapping base layer, and corrections to foot / cycle way requirements.

Condition 9 – in relation to provision of cycle parking

The cover letter also refers to information being provided to discharge Condition 9 in relation to cycle parking. However this is a compliance condition (requiring 60 cycle parking spaces to be provided adjacent to the reception / administration building), and cannot be discharged.

Condition 23 – in relation to commercial operation noise

Condition 23 requires a programme for the monitoring and control of noise generated by the commercial operation of the development. The submitted information does not include such information and cannot therefore be discharged at this point. However this is not a pre-commencement condition and the applicant has been advised that they are required to provide such a programme prior to the commissioning (i.e. the first supply of electricity on a commercial basis) of the development (see also detailed commentary re. noise).

Condition 37 – archaeology

This condition has been previously discharged (14/00077/DISCHG) subject to “all records being compiled in a structured archive in accordance with part 5 of the (approved) report”. The applicant has confirmed that the archiving process is being undertaken. Upon confirmation of completion of archiving this condition can be fully discharged.

Condition 46 – landscaping and creative conservation

A Landscape Masterplan has been provided with the application, demonstrating the broad principles of the landscaping and creative conservation mitigation proposals. This plan does not contain the level of detail provided under the previously approved scheme (13/01913/DISCHG), and required by condition 47 and in addition to the amendments to the Masterplan as discussed above, the applicant is advised to update the Plan with appropriate detail prior to any further construction work being undertaken.

Proposal 2

The NPPF states that there is a presumption in favour of sustainable development – in terms of decision taking this means approving development proposals that accord with the development plan without delay.

Subject to the satisfactory resolution of the outstanding details, as described above, the proposal will be acceptable having been assessed in light of all material considerations including weighing against relevant policies of the development plan.

The material considerations for Proposal 2 centre on the issues of; ensuring the access and highway network serving the suit can be made suitable and able to accommodate any increase in traffic, and the nature of traffic associated with the development, and that any associated increase in traffic and highway improvements do not cause unacceptable harm to the environment and road safety; and the avoidance of significant adverse impacts on surrounding uses, including Flag Fen visitors centre, and the archaeological environment;

Subject to the resolution of outstanding matters and appropriate conditions to ensure an acceptable mitigation measures, the proposal will be in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS32, CS34, CS36 and CS39.

It is also noted that application 18/01369/NONMAT will enable the operational use of two points of access to the site, rather than the single point of access as defined under the

Condition 10 of the extant consent. This non material amendment will only be progressed subject to the satisfactory resolution of Proposal 2.