



**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD AT THE TOWN HALL, PETERBOROUGH ON TUESDAY, 27 NOVEMBER 2018**

**4.1 18/01374/OUT - NORTH WESTGATE DEVELOPMENT AREA, WESTGATE,
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.

REASON FOR THE DECISION:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The principle of the mixed used retail, housing, office, leisure etc uses are considered to be acceptable on this city centre site. This is in accordance with Policy CC3 of the City Centre DPD, Policy CS4 of the Core Strategy and Policies LP46 and LP6 of the emerging Local Plan.
- The masterplan principles identified, and maximum and minimum limits of deviation shown in the Parameter plans are considered to be acceptable, to form the basis of any future reserved matters applications.
- The proposed access arrangements, parking and traffic impacts are considered to be acceptable. There are no highway safety concerns with the development proposed. The development is therefore considered to be in accordance with Policy PP12 of the Planning Policies DPD and LP13 of the emerging Local Plan.
- The proposed development would not result in substantial harm to the character and appearance or setting of any listed or locally listed buildings and would preserve the character and appearance of this adjacent City Centre Conservation Area. The limited harm arising is outweighed by the economic, social and environmental benefits of the scheme. This is in accordance with Policies CS17 of the Core Strategy, Policy PP17 of the Planning Policies DPD, and LP19 of the emerging Local Plan.
- Issues of impact on trees, ecology, archaeology, contamination and flood risk have all be considered and have not been found to be such that the development is inappropriate. The limited impacts can be mitigated by the use of planning conditions. The development is therefore considered to be in accordance with Policies PP16, PP17, and PP20 of the Planning Policies DPD, Policies CS17, CS21 and CS22 of the Core Strategy and Policies LP28, LP29, LP32, and LP33 of the emerging Local Plan.

4.2 18/01436/HHFUL - 7 LATHAM AVENUE, ORTON LONGUEVILLE, PETERBOROUGH, PE2 7AD

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officer recommendation and to **REFUSE** the application. The Committee **RESOLVED** (6 For, 4 Against and 1 Abstention) to **REFUSE** the planning permission subject to relevant conditions delegated to officers.

REASON FOR THE DECISION:

The proposed development has a juliette style window on the rear elevation. This will give rise to an unacceptable level of overlooking and loss of privacy to the rear garden area of 8 Latham Ave. The proposal is therefore contrary to Local Plan Policy PP3 of the Peterborough Planning Policies DPD 2012.

4.3 18/01675/FUL - 339 EASTFIELD ROAD, EASTFIELD, PETERBOROUGH, PE1 4RA

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (5 for, 4 against, 2 abstentions) 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 will not unacceptably harm the character of the area, the amenity of the occupiers of neighbouring dwellings or highway safety; in accordance with policy CS14 and CS16 of the Peterborough Core Strategy (DPD) 2011, policies PP2, PP12 and PP13 and policy LP13 and LP16 of the Peterborough Local Plan (Submission).

4.4 18/01758/FUL - EYE POST OFFICE, 30 HIGH STREET, EYE, PETERBOROUGH

RESOLVED:

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

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