

# PETERBOROUGH



## RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE HELD AT THE TOWN HALL, PETERBOROUGH ON TUESDAY, 3 SEPTEMBER 2019

### 5 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN - PROPOSED SUBMISSION

#### RESOLVED:

The Planning Environment Protection Committee (unanimously) considered and noted the report.

#### REASONS

It was important for the Committee to consider the emerging Plan, as it has done previously, as this Committee would be the primary user of such a document once adopted. Its views were, therefore, important.

### 6 DEVELOPMENT CONTROL AND ENFORCEMENT MATTERS

#### 6.1 19/00490/FUL - SITING OF TWO SHEPHERDS HUTS FOR HOLIDAY ACCOMMODATION

#### RESOLVED:

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.

#### REASON 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 shepherd huts would be consistent in scale with its rural location, would not have any unacceptable environmental impacts, it would not adversely affect existing local community services or facilities, it would be compatible with the character of the village and landscape, it would not cause undue harm to the open nature of the countryside, it would be easily accessible and had been demonstrated that there had been demand for the development and it was a viable business proposition on a long-term basis, as such the proposal would accord with Policy LP11 of the Peterborough Local Plan (2019) and Paragraphs 83 and 84 of the NPPF (2019);
- The proposed shepherd huts would not harm the landscape character of the area, the immediate street scene, the setting of the Conservation Area, the adjacent non-designated heritage assets known as Grange Farm and Abbots Barn, or unknown buried archaeology, and would accord with Policies LP11, LP16, LP19 and LP27 of

- the Peterborough Local Plan (2019) and Paragraph 197 of the NPPF (2019);
- The proposed shepherd huts would not have an unacceptable harmful impact to neighbouring amenity, and would accord with Policies LP16 and LP17 of the Peterborough Local Plan (2019);
- The proposal would not result in the net loss to the biodiversity value of the site, and would accord with Policy LP28 of the Peterborough Local Plan (2019); and
- There were no Highway safety concerns and parking can be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

## **6.2 19/00104/FUL - CRANFORD DRIVE BOILER HOUSE QUINTON GARTH WESTWOOD 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** (unanimously) 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 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 development would not result in unacceptable harm to the character or appearance of the area, or unknown buried archaeology, and so would accord with Policies LP16 and LP19 of the Peterborough Local Plan (2019);
- The proposed development would not have an unacceptable harmful impact to neighbouring amenity, and would provide satisfactory amenity for future occupiers, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019);
- There were no Highway safety concerns and parking could be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019);
- The proposed development would not result in surface water flooding and a condition was recommended to be imposed in respect of contamination, this was in accordance with Policies LP32 and LP33 of the Peterborough Local Plan, and Paragraphs 178-180 of the NPPF (2019); and
- The proposed development would also not result in a net loss to the biodiversity value of the site, in accordance with Policy LP28 of the NPPF (2019).

## **6.3 19/01141/FUL - 43 CROWLAND ROAD EYE PETERBOROUGH PE6 7TP**

### **RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officer recommendation and **GRANT** the application. The Committee **RESOLVED** (8 in favour, 1 against) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

### **REASON FOR THE DECISION:**

Members felt that on balance:

- The proposal was in keeping with the outlay of other properties in the area that had built additional buildings to the rear;

- The issues raised by the inspector in respect of the original application had been addressed by the applicant;
- The parking arrangements would not change if the proposed development was of a smaller size;
- The property was not in a conservation area; and
- The proposed development would improve the appearance of the current rundown site.

#### **6.4 19/00506/R3FUL - FLETCHERS FARM THORNEY ROAD NEWBOROUGH 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** (unanimously) 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 use of the agricultural building had ceased, it was constructed more than 10 years ago, the scheme would result in less than 5 residential units, the building was not in such a state of dereliction or disrepair that would require significant reconstruction and there were no fundamental constraints to delivering the site. As such the proposed change of use and conversion from agricultural to two residential dwellings would accord with Policy LP11 of the Peterborough Local Plan (2019);
- The proposed change of use and conversion from agricultural to two residential dwellings would not harm the character or appearance of the host building or immediate area, or buried archaeology, and would preserve the setting of this non-designated heritage asset, and would accord with Paragraph 197 of the NPPF (2019) and Policies LP16, LP19 and LP27 of the Peterborough Local Plan (2019);
- The proposed change of use and conversion from agricultural to two residential dwellings would not have an unacceptable harmful impact to neighbouring amenity, and would provide satisfactory amenity for future occupiers, in accordance with Policies LP17 and LP32 of the Peterborough Local Plan (2019) and paragraph 178-180 of the NPPF (2019);
- The proposed change of use and conversion from agricultural to two residential dwellings would not adversely affected protected species and would not detract from the biodiversity value of the site, in accordance with Policy L28 of the Peterborough Local Plan (2019);
- There were no Highway safety concerns and parking could be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).