

# PETERBOROUGH



## RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

HELD AT THE TOWN HALL, PETERBOROUGH ON 26 NOVEMBER 2019

### 4.1. 18/02196/MMFUL - DOGSTHORPE LANDFILL SITE, WELLAND ROAD, DOGSTHORPE, 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:

- The NPPF states that there was 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. The application has been considered in light of the Cambridgeshire and Peterborough Minerals and Waste development Plan, the NPPF and accompanying Planning Practice Guidance, and the National Planning Policy for Waste.
- The site was not allocated for inert fill but the proposal complies with policies CS14 and CS15 of the Core Strategy with regards the provision and location of waste management, and due to the limited availability of inert fill capacity coming forward at the strategic Block Fen / Langwood Fen allocated site (policy CS20) it was accepted that there may be a requirement to divert infill in the plan area to other available sites. The use of catchment restrictions ensures the proposal accords with policy CS29.
- An Environmental Statement accompanies the application which is considered to be comprehensive and meets the requirements set out in the Town and Country Planning Environmental Impact Assessment Regulations 2017. Detailed topic areas have been assessed and considered:- noise, dust and air quality impacts have been considered and are in accordance with policy CS34. Highway and traffic issues, including safety of all road users in the vicinity of the site, have been considered and is in compliance with policy CS32. With regards to landscape and visual impacts, the proposal is in compliance with policies CS24, CS33 and CS24. The impact on water resources and the water environment have been assessed and the proposal is in compliance with policy CS39. The impacts on ecology, site restoration and provision of biodiversity enhancements has also been considered and the proposal is in compliance with policies CS25, CS34 and CS35.
- Cumulative impacts with the ongoing restoration works at the adjacent Dogsthorpe landfill site had also been taken into account.

- Comments of consultees and representations have been taken into account and suitable conditions attached to address any issues raised and in all other respects the proposal was acceptable. As such, there was no reason not to approve the application in line with Section 38(6) of the Planning and Compulsory Purchase Act.

#### **4.2 19/01212/WCPP - THE BLUE BELL, 10 HIGH STREET, GLINTON, 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. Specifically, the proposal variation of condition would not unacceptably impact upon the amenity of surrounding residents, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

#### **4.3 19/00725/FUL - ST JOSEPH'S CATHOLIC CHURCH, GLADSTONE STREET, MILLFIELD, 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** (8 For, 3 Against) to **GRANT** the planning permission subject to the imposition of relevant conditions as per the Committee report as amended by the update report, with an additional condition (if appropriate in regards to the permeable surfacing proposed for Taverners Road Car Park).

##### **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 proposed development would be situated within the urban area of the city, therefore the principle of development was in accordance with Policies LP2 and LP3 of the Peterborough Local Plan (2019);
- The proposed development would result in the loss of two non-designated heritage assets, however their loss has been justified and the proposed development would not harm the character or appearance of the immediate area, therefore the proposal would accord with Policies LP16 and LP19 of the Peterborough Local Plan (2019) and Paragraph 197 of the NPPF (2019);
- The proposed development would not unacceptably harm the amenity of adjoining neighbours, and satisfactory amenity would be provided for future

occupiers, in accordance with Policies LP17 and LP32 of the Peterborough Local Plan (2019);

- The proposed development would not adversely affect the biodiversity value of the site, and would accord with LP28 of the Peterborough Local Plan (2019);
- The proposal would make provision for surface water drainage and uncovering unsuspected contamination, in accordance with Policies LP32 and 33 of the Peterborough Local Plan (2019), and Paragraphs 178-180 of the NPPF (2019); and
- The proposed development would not constitute a highway safety hazard and sufficient car parking could be accommodated onsite, in accordance with Policy LP13 of the Peterborough Local Plan (2019)