



**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE MEETING
HELD AT 1:30PM, ON
TUESDAY, 24 NOVEMBER 2020
VIA ZOOM VIRTUAL CONFERENCE**

Committee Members Present: Harper (Chairman), Casey (Vice Chairman), Bond, Brown, Hiller, Hogg, Amjad Iqbal, Jamil, Jones, Rush and Simons.

Officers Present: Nick Harding, Head of Planning Peterborough and Fenland
Sylvia Bland, Development Management Group Lead
Daniel Kalley, Senior Democratic Services Officer
Karen Dunleavy, Democratic Services Officer
Stephen Turnbull, Planning Solicitor
Nick Greaves, Principal Engineer

25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Warren. Councillor Simons was in attendance as substitute. Apologies were received from Councillor Hussian, Councillor Jamil was in attendance as a substitute

26. DECLARATIONS OF INTEREST

No declarations of interest were received.

27. MEMBERS' DECLARATION OF INTENTION TO MAKE REPRESENTATIONS AS WARD COUNCILLOR

There were no declarations to speak as ward Councillor.

28. MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION MEETING HELD ON 20 OCTOBER 2020

The minutes of the meeting held on 20 October 2020 were agreed as a true and accurate record.

29. PLANNING AND ENFORCEMENT MATTERS

29.1 20/010205/FUL – THE SILVER JUBILEE, HELTWATE, BRETTON.

The Committee received a report, which sought permission for the 'Demolition of the former Silver Jubilee public house, construction of a detached two storey building for early years provision, provision of hard standing play area and change of use of public open space to school playing fields, including the provision of a new public footpath together with associated parking, access and landscaping'.

The proposal would provide a standalone building for the school's early years and improve the basic facilities available for children with special needs. It would allow Heltwate School to teach its basic curriculum and would benefit children across the City and wider area. It would also allow opportunity to refurbish existing school buildings on the main school site. The number of children attending the school would not increase.

The proposed building would have a maximum floor area of 41.3m x 27.5m and be a mixture of single and two storeys. The two storey element proposed to stand at 8m in height and the single storey element proposed to stand at 5.6m in height.

Secure outdoor play areas were proposed to the north of the building at ground and first floor (balcony), with an outdoor dining area to the east. Materials proposed were buff brick, beige grey openings with sky blue detailing and cladding. The proposed hard standing play area would be a multiple use games area (MUGA), with an area of 18.5m x 31m. It would be enclosed by a 3m weld mesh fence and would not be illuminated. A new proposed pedestrian route was to be created linking Heltwate to Pyhill, east of Jubilee Court and west of the proposed car park.

The new site would be served by a dedicated in and out access arrangement, including a secure pick up and drop off area, as well as 25 times staff parking spaces. As part of the scheme, the public open space POS would be enclosed by a 2.4m high palisade fence.

The existing basketball was to be relocated within the immediate area of the application site. The existing pavement along the front of the site and the link to a bus stop on Bretton Way to the east of the site would remain and would be unaffected by the development proposed.

The Head of Planning introduced the item and highlighted key information from the report and the update report, the Officer recommendation was to **GRANT** planning permission subject to the imposition of conditions.

Councillor Ellis, Ward Councillor, addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- The Ward Councillor welcomed the demolition of a dilapidated building namely, the Silver Jubilee pub.
- Special education needs required new and improved services for Peterborough.
- The Ward Councillor objected to the application and asked the Committee to consider alternative conditions.
- The basketball was installed by the Parish Council in 1990 and was a popular facility enjoyed by many. It had been hoped that it would be installed close to the current location.
- The size of the application was too big, and fencing would completely harm to open character.
- Revised plans were needed to reduce the amount of open space to be taken away.
- The MUGA should be accessible by all members of the public at non-school times to compensate for the loss of open space.
- Bretton had surplus open space it should be protected for Peterborough.
- The proposal included the replanting of trees that, however, the replacement scheme had not allowed for the total amount of trees that would be lost as a result of the development. A condition should be imposed to allow all trees to be replaced.
- The public footpath proposed was welcomed and should be safe, well lit, a cycle lane included and appropriately sign posted.
- The pavement along Heltwate needed to remain with no parking allowed.
- The pavement to the bus stop needed to be well maintained as a clear and safe walking route.
- There needed to be a clear traffic plan in place and users using the car parking

spaces available.

- Clear traffic enforcement including a 20 mile an hour zone needed to be adopted.
- There was a lack of clear cycle parking near the entrance of the site and there should be cycle path on Jubilee Court path. There should also be cycle racks installed and electric car charging points.
- The school needed extra space, however, the points raised should be considered in relation to the concerns raised.

Councillor Warren, Ward Councillor, addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- The application was welcomed for all children in Peterborough with SEND requirements.
- People could not access their homes between 3-4pm because of the school buses and the proposals would help alleviate that issue.
- Heltwate school had lost a significant amount of open space due to the mobile classroom situation.
- The school operated well considering the tough demands. There was an issue with over subscription, which resulted in a lack of physical space in the school, therefore the proposal was welcomed.
- The plans would also help to alleviate the parking situation for residents.

The Planning and Environmental Protection Committee debated the report and in summary, key points raised and responses to questions included:

- Members were advised that forty trees would be replaced and would be larger than the original trees, however the proposal would not mitigate the shortfall on the loss of trees.
- The original tree replanting scheme of replacing more trees, would have allowed for thinning out and removal of diseased trees.
- The tree planting proposed would be included within the Council's replacement programme as standard, as it mitigated the impact of the development.
- It was confirmed that only 13 objections had been received from the public following consultation.
- The basketball court would be a like for like replacement.
- The scheme was to provide a primary and secondary school next to each other, rather than create more open space once the mobile classrooms were removed.
- The Council's tree officer estimated a price of £600 per tree, which had not only included the cost of replacement, but the ongoing maintenance. The Education department had estimated double that cost per tree.
- The proposal represented an improvement on the current highways issues being experienced as a result of school traffic.
- Cycle parking had been included within the planning application.
- Members felt that the application was a difficult to consider in relation to the need of school places against the loss of open space. The application had gone against planning policy in terms of loss of trees and open spaces.
- Heltwate was a unique facility and the Committee needed to think further than what planning policies state.
- The school facility had been desperate to expand for many years. The officers had considered the pros and cons and the site was derelict.
- Although the Committee recognised Ward Councillors concerns about open space and trees, the estate had been designed well by the Development Corporation and Bretton and had vast open spaces and trees, which would

- outweigh the loss as a result of the proposed development.
- Some Members were concerned about the loss of open space although recognised the need for the school expansion.
- Some Members felt that the school was taking more land than it needed and there was a particular area included within the plans in relation to the fencing, that could be made more publicly accessible.
- The open space provision at the back of the school could be halved.
- Some Members felt that the maintenance cost of the trees should transfer across to the ones that were being removed. In addition, there would need to be over 100 trees planted to ensure that 40 trees were successfully established.
- Heltwate school operated very well, and the proposed design should elevate the current highways issue, however the tree replanting proposal should be revisited.
- Members commented that the National Policy Framework had flexibility when considering an planning application that was in relation to the provision of education for children, which would justify loss of open space. In addition, the equality Act 2010 allowed planning authorities to make exception to special needs facilities.
- The aesthetics of the proposed site was a welcome alternative to the current state of the land.
- Members commented that the National Planning Policy Framework (NPPF) favoured school facilities. There had been five percent of land lost, however, the provision for a special education facility in the City outweighed the loss of open space and trees.

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 For, 2 Against, 0 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 development would improve and enhance an established SEN school serving the City, the benefits of improving this provision outweigh the loss of 0.6ha of open space in a ward identified with a surplus and would secure an off-site re-provision of an established basketball court. As such the proposal would accord with Policy LP23 of the Peterborough Local Plan and Paragraphs 94 and 97 of the NPPF (2019);
- The proposed development would not harm the character or appearance of the area, and would make provision for uncovering buried archaeology, and 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 accord with Policy LP17 of the Peterborough Local Plan (2019);
- The proposed development would preserve the biodiversity value of the site, and would secure an on and off-site tree planting scheme, in accordance with Policies LP28 and LP29 of the Peterborough Local Plan (2019); and
- The proposed development would make provision for uncovering unsuspected

contamination and would secure a satisfactory surface water drainage scheme for the site, in accordance with Policies LP32 and LP33 of the Peterborough Local Plan (2019); There are no Highway safety concerns and parking can be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

Chairman
Start 1:30 - 2:35pm

Times Not Specified