

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE MEETING  
HELD AT 1:30PM, ON  
TUESDAY, 15 DECEMBER 2020  
VIA ZOOM VIRTUAL CONFERENCE**

**4.1 19/01244/OUT - GLOUCESTER CENTRE MORPETH CLOSE ORTON LONGUEVILLE  
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** (9 for, 0 against, 1 abstain) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

**REASONS 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:
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- The site was allocated for housing development in accordance under policy LP37 of the adopted Local Plan and therefore the principle of residential development was supported;
- A safe and convenient access could be provided and the development would not have any unacceptable adverse impact upon highway safety in accordance with policy LP13 of the Adopted Peterborough Local Plan;
- The development would provide 30% affordable dwellings in accordance with policy LP8 of the Adopted Peterborough Local Plan;
- Subject to appropriate noise mitigation the proposal would provide a satisfactory level of amenity for future occupants of the development in accordance with policy LP17 of the Adopted Peterborough Local Plan;
- Subject to condition the site was capable of being drained in accordance with policy LP32 of the Adopted Peterborough Local Plan;
- Subject to conditions it was considered that the proposal would not have any unacceptable ecological impact in accordance with policy LP28 of the Adopted Peterborough Local Plan;
- Subject to conditions any contamination within the site will be identified and satisfactory remediation would be secured in accordance with the National Planning Policy Framework; and
- In principle it is considered that the site can be developed without any unacceptable adverse impact upon neighbour amenity in accordance with policy LP17 of the Adopted Peterborough Local Plan.

**4.2. 20/00843/HHFUL - 85 OUTFIELD BRETTON PETERBOROUGH PE3 8JP**

**RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officer's recommendation and **GRANT** the application. The Committee **RESOLVED** (unanimously) to **GRANT** the planning permission subject to relevant conditions delegated to officers particularly in relation to the treatment of the tree.

#### **REASONS FOR THE DECISION**

Members concluded that:

- The extension proposed was not overbearing or out of character to the area.
- The loss of open space as highlighted within the officer's recommendation for refusal, was felt not to be relevant or an issue.
- Officers could place conditions in relation to mitigation circumstances to the correct treatment of the tree.

#### **4.3. 20/00001/TPO - 45 PETERBOROUGH ROAD, CASTOR**

##### **RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **CONFIRM** the Tree preservation order. The Committee **RESOLVED** (unanimously) to confirm the Tree Preservation Order 20/00001/TPO.

#### **REASONS FOR THE DECISION**

Subject to the imposition of relevant conditions, the proposal was acceptable having been:

- The trees subject of the TPO, shown were all considered to offer significant, public visual amenity value from the public places.
- All the trees included were assessed to be worthy of TPO status and under threat from the proposed development both directly and indirectly, therefore the serving of the TPO was considered appropriate and reasonable in the circumstances, in order to safeguard the amenity value of the trees and the contribution they make both to the Castor Conservation Area and the wider landscape.

#### **4.4. LOCAL LIST UPDATE - CONSERVATION**

##### **RESOLVED:**

1. The Committee agreed (unanimously) to:
2. Note the outcome of the public consultation on the inclusions to the Local List of Heritage Assets within Peterborough
3. Support the inclusion of the proposed heritage assets within the Local List of Heritage Assets within Peterborough
4. Support the inclusion of the existing Article 4 properties within the Local List of Heritage Assets within Peterborough

#### **REASONS FOR THE DECISION**

Inclusion of the additional one hundred and forty-three heritage assets within the 'Local Lists of Heritage Assets within Peterborough' would:

- Fulfil the Local Planning Authority's obligations under paragraph 197 of the National Planning Policy Framework, and corresponding guidance within the

National Planning Practice Guidance;

- Provide explicit guidance to homeowners and developers regarding the status of the heritage assets and consequent clarity regarding the expectations for development; Have a positive impact upon the conservation of the heritage of Peterborough, by ensuring that development takes into consideration the impact upon the relevant non-designated heritage assets; and
- The proposal would further the stated aim of Policy LP19 of the Peterborough Local Plan (2019).