

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE MEETING  
HELD AT 1:30PM, ON  
TUESDAY, 23 FEBRUARY 2021  
VIA ZOOM VIRTUAL CONFERENCE**

**5.1 20/00554/OUT - The Solstice Northminster Peterborough PE1 1YN**

**RESOLVED:**

A proposal was made and seconded to go with the officer's recommendations that Outline Planning Permission be **GRANTED** subject to the signing a Section 106 legal agreement, the conditions set out in the Committee Report (and updated within the Briefing Update Report) and subject to receipt of no new material considerations having been raised by objectors following further consultation on the revised description of development. On a vote this was (Unanimous) to **GRANT** the application.

**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:

- The application site is situated within the City Core, would provide a mix of residential, student accommodation, retail and restaurant uses as well as affordable housing. As such the proposed development would introduce a mix of residential development into the City Core, and go towards enhancing the vitality and viability of the City Centre. The principle of residential development would accord with Policies LP2, LP3, LP4, LP6, LP8, LP15 and LP47 of the Peterborough Local Plan (2019) and Paragraph 85 of the NPPF (2019);
- The proposed scale and layout of development would not harm the significance of the Grade I listed Cathedral building or the City or Park Conservation Areas above and beyond development which has previously been granted permission on the site, it would not have a harmful impact on buried archaeology, and would not harm the character or appearance of the immediate area. As such, the proposal would accord with Policies LP16 and LP19 of the Peterborough Local Plan (2019) and Paragraph 196 of the NPPF (2019); - The proposed scale and layout of development would not have an unacceptable harmful impact to neighbouring amenity, and would provide satisfactory amenity for future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019) and Paragraph 180 of the NPPF (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);
- The development would make provision for surface water drainage and uncovering unsuspected contamination, and would accord with Policies LP32 and LP33 of the Peterborough Local Plan, 36 and Paragraphs 178-180 of the NPPF (2019); and
- The development would secure 17x affordable dwellings, a fall back in the event that the student accommodation becomes available on the open market, and off-site public open space enhancements towards Stanley Recreation ground and Burton Street Allotments, and would therefore accord with Policies LP8 and LP21 of the

**Gravesham Borough Council – Decisions taken by the Planning and Environmental Protection Committee on Tuesday 23 February 2021**

Agenda Item No	Topic	Decision
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Peterborough Local Plan (2019).

**5.2. 20/01642/HHFUL - 24 Melford Close Longthorpe Peterborough PE3 9NG**

**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 subject to relevant conditions delegated to officers particularly in relation to the treatment of the tree.

**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:

- The proposed extensions would not acceptably impact upon the character and appearance of the site or the surrounding streetscene, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).
- Neighbours surrounding the application site would retain an acceptable standard of amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- There would be an acceptable provision of on-site parking spaces to serve the dwelling, in accordance with Policy LP13 of the Peterborough Local Plan (2019).