

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE MEETING
HELD AT 1:30, ON
TUESDAY, 20 APRIL 2021
VIA THE COUNCIL'S YOUTUBE PAGE, PETERBOROUGH**

**4. 19/00272/OUT - LAND OFF NEWBOROUGH ROAD, NORTH OF A47 AND
WEST OF A16 PASTON PETERBOROUGH PE4 7AA**

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (6 For, 5 Against, 0 Abstentions) following the Chairman's casting vote 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 was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The site formed part of an allocated urban extension therefore the principle of housing, school and local centre uses were considered to be acceptable and in accordance with Policies LP5 and LP35.
- Subject to conditions, the impact on the highway network was considered to be acceptable, in accordance with Policy LP13.
- Viability appraisals had demonstrated why a policy compliant position in respect of affordable housing and S106 contributions cannot be achieved.
- The proposal would not result in any unacceptable landscape impacts, in accordance with Policy LP27.
- The provision of a landscape buffer would assist in mitigating the impacts on the Car Dyke, in accordance with Policy LP19.
- Issues of noise, contamination, drainage and ecology could be suitably dealt with by way of conditions in accordance with Policies LP17, LP33, LP32, and LP28.

**4.2 20/00846/HHFUL - 21 CHERRYFIELDS ORTON WATERVILLE PETERBOROUGH
PE2 5XD**

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officers recommendation and **REFUSE** the application. The Committee **RESOLVED** (8 For, 3 Against, 0 Abstention) to **REFUSE** the planning permission.

REASON FOR THE DECISION:

- The siting of the air conditioning units (in their associated enclosures) at first floor level would represent a significant bulky, unattractive and alien addition to the dwelling. As such the units (in their associated enclosures) would not represent good design and therefore would be contrary to NPPF paragraph 130 and adopted Peterborough Local Plan Policy LP16 and LP17. The benefits to the applicant of the units were insufficient to outweigh the harm arising from the appearance of the units / enclosures.

4.3 20/01502/FUL - 266 EASTFIELD ROAD EASTFIELD PETERBOROUGH PE1 4BE

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (7 For, 4 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 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 principle of development was acceptable.
- The character and appearance of the site and the surrounding Park Conservation Area would not be adversely impacted upon by the proposed development, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019).
- The proposal would not adversely impact upon the amenity of nearby neighbours, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The amenity of future occupiers would be acceptable, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The dwellings would be constructed to appropriate housing standards, in accordance with Policy LP8 of the Peterborough Local Plan (2019).
- The proposal would not unacceptably impact upon the safety of the surrounding highways, in accordance with Policy LP13 of the Peterborough Local Plan (2019).
- Trees on and immediately surrounding the site would not be unacceptably impacted upon by the 80 DCCORPT_2018-04-04 19 proposed development, in accordance with Policy LP29 of the Peterborough Local Plan (2019).
- The proposal would not unacceptably impact upon any protected species on-site or within the immediate area, in accordance with Policy LP28 of the Peterborough Local Plan (2019).
- The proposed development would not be at adverse risk of flooding, in accordance with Policy LP32 of the Peterborough Local Plan (2019).
- No known buried heritage assets would be adversely impacted upon by the proposed development, in accordance with Policy LP19 of the Peterborough Local Plan (2019). The application site would not be unacceptably impacted by any known contamination, in accordance with Policy LP33 of the Peterborough Local Plan (2019).

4.4 21/00132/FUL - 60 HODNEY ROAD EYE PETERBOROUGH PE6 7YJ

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSE** the application. The Committee **RESOLVED** (8 For, 3 Against, 0 Abstention) to **REFUSE** the planning permission subject to relevant conditions delegated to officers.

REASON FOR THE DECISION:

The proposal was unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons, which included:

- The proposal for the erection of a bungalow would be located on land outside of the Eye village envelope and outside the urban boundary of Peterborough. Further, the proposal had not met the rural exemptions allowed under Policy LP8 and neither met Policy LP11. The development outside of the village envelope, was contrary to Policy LP2 of the Peterborough Local Plan (2019). 99 DCCORPT_2018-04-04 12
- The proposal by virtue of its siting in the rear garden of No.60 Hodney Road would not be in keeping with the local pattern of development within Hodney Road. The proposal, by virtue of its size, scale and massing would create an overly dominant development that would be out of character with the context of the site and surrounding area. The development would result in the overdevelopment of the application site causing a cramped form of development. Therefore, it was considered that the proposal would result in an adverse impact on the design and character of the site and surrounding area, contrary to Policy LP16 of the Peterborough Local Plan (2019).
- The proposed bungalow, by virtue of its size, scale and massing sited along the boundary and in close proximity to number 60 Hodney Road would result in an unacceptable level of impact on the main amenity area of number 60 Hodney Road. The proposal would result in an adverse impact on the main amenity area of number 60 Hodney Road and would be contrary to Policy LP17 of the Peterborough Local Plan (2019).
- The proposed development would result in dwellings being served by inadequate parking provision. The proposal was required, in accordance with adopted parking standards, to provide two on-site parking spaces as well as turning areas to ensure that vehicles entering the site and could leave in a forward gear. Insufficient information had been provided with regards the proposed parking and turning area provision on site in order to adequately assess whether the manoeuvring of vehicles likely to be generated by the proposed development could be achieved without having an adverse effect on the safety of users of the adjoining public highway. Therefore, the proposal had not provided sufficient information to demonstrate that the parking and turning areas for two vehicles could be achieved on site in accordance with Policy LP13 of the Peterborough Local Plan (2019).
- The proposed development had not demonstrated that an access of adequate width with appropriate vehicle-to-pedestrian visibility splays could be provided at the application site. Therefore, the manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety of users of the adjoining public highway by virtue of a substandard access with insufficient vehicle-to-pedestrian visibility splays which would result in an

adverse impact on the safety of the users of the adjacent highway. As such the proposal was contrary to Policy LP13 of the Peterborough Local Plan (2019).

- The proposed development had not clearly demonstrated that a sufficient amount of outdoor amenity space would be provided to the future occupiers of the application site. The size and location of the Willow tree (protected by a provisional TPO) had not been adequately addressed by the application to demonstrate that the area to the side of the proposed development would be large enough to provide a sufficient amount of outdoor amenity space for the future occupiers of the development. As such the proposal had not adequately demonstrated that the private amenity space was well designed and located, and as such was contrary to Policy LP17 of the Peterborough Local Plan (2019).
- The construction of the proposed dwelling and the installation and construction work to form the new drive entrance/cross-over from the public highway, the drive, turning area and car parking space would impact upon the root protection area of the Willow tree (protected by a provisional TPO). No Arboricultural Impact Assessment was provided as part of the application, and neither any technical details were provided in reference to the construction of the proposed development to demonstrate that works could be carried out without adverse impact on the protected Willow. The necessary accurate and technical details had not been provided to accurately identify the extent of the root protection area as well as the impact of the proposed development including the driveway as well as the impact from the construction works. As such it had not been demonstrated that the construction of the proposed development and associated works could be carried out without adversely impact the root protection area of the Willow tree (protected by a provisional TPO). Therefore, the proposal had not demonstrated adequate consideration of the impact of the proposal on the Willow tree in question contrary to Policy LP29 of the Peterborough Local Plan (2019).
- Insufficient details had been provided with regards the disposal of surface water in relation to the proposed development. Given the location of the application site within an area of flooding caused by surface water it was considered that without the necessary details the proposed development had not demonstrated that an acceptable level of mitigation would be provided to prevent a risk of flooding caused by surface water within the area. Therefore, the proposal would be contrary to Policy LP32 of the Peterborough Local Plan (2019).
- Insufficient details had been provided with regards the disposal of surface water in relation to the proposed development. Given the location of the application site within an area of flooding caused by surface water it was considered that without the necessary details the proposed development had not demonstrated that an acceptable level of mitigation would be provided to prevent a risk of flooding caused by surface water within the area. Therefore, the proposal would be contrary to Policy LP32 of the Peterborough Local Plan (2019).