

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD IN SAND MARTIN HOUSE, PETERBOROUGH ON TUESDAY, 15 JUNE 2021**

5.1 21/00287/R3FUL - Land at Bishops Road, Eastgate, Peterborough

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go with officer recommendation and **GRANT** the application with the correction to condition C6 of the full planning permission, as set out in the Update Report. The Committee **RESOLVED** (Unanimous) 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 and specifically:

- the proposal represents the next phase of the development of the University of Peterborough and would be sited on land which is in line with the vision for the Riverside North Policy Area. As such, the principle of development is considered to be acceptable in accordance with Policies LP4 and LP51 of the Local Plan (2019);
- the application scheme would result in enhanced educational offer associated with the newly created University of Peterborough, which should be afforded great weight in decision-making, in accordance with paragraph 94 of the National Planning Policy Framework (2019);
- the proposed design is considered to be of high quality that would enhance the site and its wider surroundings, in accordance with Policy LP16 of the Peterborough Local Plan (2019);
- the proposal would ensure that the significance of nearby designated heritage assets are preserved and accordingly, the proposal is in accordance with Policy LP19 of the Peterborough Local Plan (2019) and paragraphs 193, 194 and 196 of the National Planning Policy Framework (2019);
- no harm to any buried heritage assets of key importance would result, in accordance with Policy LP19 of the Peterborough Local Plan (2019) and paragraph 189 of the National Planning Policy Framework (2019);
- the proposal would not result in a severe impact to the capacity of the surrounding public highway network, safe access would be afforded to all users, and adequate parking provision would be made to meet the demands arising from the Phase 2 development, in accordance with Policy LP13 of the Peterborough Local Plan (2019) and paragraph 109 of the National Planning Policy Framework (2019);
- drainage from the site would be adequately managed such that no increased flood risk either on- or off-site would result, in accordance with Policy LP32 of the Peterborough Local Plan (2019), paragraphs 155 and 163 of the National Planning Policy Framework (2019) and the Peterborough Flood and Water Management SPD (2019);
- an unacceptable level of harm would not result to the amenities of neighbouring

occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019);

- the proposal would not result in unacceptable impact to species of principal importance and would secure overall biodiversity gain, in accordance with Policies LP22 and LP28 of the Peterborough Local Plan (2019), paragraphs 98 and 99 of the National Planning Policy Framework (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019);
- the proposal would ensure that trees of key amenity value to the surrounding area are protected, and that overall enhancement to the landscape quality of the area is secured, in accordance with Policy LP29 of the Peterborough Local Plan (2019);
- the proposal would not pose an unacceptable risk to human health or controlled waters through contamination, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 178 of the National Planning Policy Framework (2019); and
- the proposal would not result in unacceptable harm to the air quality of the surrounding area, in accordance with Policy LP17 of the Peterborough Local Plan (2019) and paragraph 181 of the National Planning Policy Framework (2019).

5.2 21/00229/REM - Land East Of, Aqua Drive, Hampton Water, 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, 1 against and 2 abstentions) to **GRANT** the planning permission subject to relevant conditions delegated to officers particularly in relation to the treatment of the tree.

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 principle of locating a school on this site was established by the granting of outline planning permission. The development will help meet the existing demand for school places arising from the development of Hampton and in the neighbouring areas. The proposal accords with the National Planning Policy Framework (Paragraph 94) and Policy LP05 of the Peterborough Local Plan (2019) and approved masterplan.
- The traffic impacts of the development were assessed at the outline planning stage and found to be acceptable. The development will provide for a satisfactory level of parking and gives some opportunities for travel by bus, walking and cycling. The development will also be subject to a detailed Travel Plan and Parking Management Plan. As such the proposal is considered to accord with Policy LP13 of the Peterborough Local Plan (2019).
- The design of the new building is considered to be acceptable for the location. It is also not considered that there would be any unacceptable adverse impact upon neighbouring residents. The development is therefore considered to comply with Policies LP16 and LP17 of the Peterborough Local Plan (2019).
- New landscaping and biodiversity enhancement measures are proposed. The development will not have any unacceptable ecological impacts. The development therefore accords with Policies LP28 and LP29 of the Peterborough Local Plan (2019).
- Subject to a condition the site can be adequately drained in accordance with Policy LP32 of the Peterborough Local Plan (2019).

5.3 21/00150/HHFUL - Pond House, The Park, Wisbech Road, Thorney

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, 2 against and 1 abstentions) to **REFUSE** the planning permission

REASONS 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 given below.

R1: The proposal by virtue of its design, size, scale and mass, fails to respect, reflect or be subservient to the host dwelling. Furthermore, the proposal is considered to represent poor design through the creation of a dwelling which appears contrived, unduly dominant and obtrusive. Given the prominent siting of the application site, the proposal would be readily visible from the public realm and this would therefore heighten the harm arising from the design. The proposal would therefore fail to preserve the character or appearance of the Thorney Conservation Area, such that less than substantial harm would result. It is not considered that the public benefits of the proposal would outweigh this harm, and therefore the proposal is contrary to Policies LP16 and LP19 of the Peterborough Local Plan (2019), paragraphs 193 and 196 of the NPPF, and the Thorney-specific policies of the Peterborough Design and Development in Selected Villages SPD (2011).

R 2: The proposal, by virtue of its siting, layout and design, would result in an unacceptable level of harm to the amenities of neighbouring occupants. The proposal would result in an unacceptable degree of direct overlooking to the garden and primary habitable rooms of No.1 The Park, and would result in undue overbearing and dominance to the garden and primary habitable rooms of No.51 Wisbech Road. The proposal is therefore contrary to Policy LP17 of the Peterborough Local Plan (2019)