

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL
PROTECTION COMMITTEE
ON TUESDAY, 14 DECEMBER 2021
HELD AT 1:30
ENGINE ROOM, SAND MARTIN HOUSE PETERBOROUGH**

4.1 21/00864/HHFUL - 17 WELMORE ROAD GLINTON PETERBOROUGH PE6 7LU.

RESOLVED:

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application subject to the imposition of a condition in relation to the use of materials on the front façade of the property. The Committee **RESOLVED** (Unanimously) to **GRANT** the planning application, subject to the imposition of conditions.

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 extension would not impact on the existing character or appearance of the host building or street scene to an unacceptable level, and is considered that on balance would comply with Policy LP16 of the Peterborough Local Plan (2019);
- The proposed extension would not unacceptably harm the amenity of adjoining neighbours and thereby according with Policy LP17 of the Peterborough Local Plan (2019); and
- The proposal would not result in a highway safety hazard and sufficient on-site car parking can be provided in compliance with Policy LP13 of the Peterborough Local Plan (2019).

4.2 21/01015/FUL - 4 DEBDALE ORTON WATERVILLE PETERBOROUGH PE2 5HS

The Planning and Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application with a two-year temporary consent. The Committee **RESOLVED** (6 against, 3 for and 1 abstention), the proposal was **DEFEATED**.

A motion second was proposed and seconded to go against officer recommendations and **REFUSE** the application. The Committee **RESOLVED** (6 for, 1 against and 3 abstentions) to **REFUSE** the planning permission.

REASONS FOR THE DECISION

The Committee refused the planning application for the following reasons:

- Insufficient evidence had been submitted with the application to demonstrate that there was an identified need for the proposed care home.

There would be a fundamental constraint to the site in respect of accommodating a safe means of access without causing harm to the character and appearance of the Conservation Area. The proposed development would be contrary to criteria 1 and 4 of policy LP8.

- The proposed development would lead to an unacceptable impact on the amenity of existing local residents as a result of increased traffic generation and vehicle movements and as a result of the complex needs of the occupants who would present with challenging behaviour which may cause disruption to the local community contrary to policy LP17.
- The proposed development would not provide for safe access to the site, including the width of the proposed entrance, which was contrary to policy LP13 and would have an impact on the character and appearance of the conservation area.