

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE  
HELD AT 1:30PM, ON  
TUESDAY, 25 JANUARY 2022  
ENGINE SHED, SAND MARTIN HOUSE, BITTERN WAY, PETERBOROUGH**

**5.1 21/01448/FUL - 35 Westgate Peterborough PE1 1PZ**

**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, 4 against) to **GRANT** the approval as per officer recommendation subject to 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 change of use would go towards providing a diverse range of uses within the City Centre, and would not result in congregation of non-retail or non-restaurant uses. The proposal would therefore preserve the vitality and viability of the City Centre and Primary Shopping Frontage, and the proposal would accord with Policies LP6, LP12 and LP47 of the Peterborough Local Plan (2019);
- The proposed external alterations would enhance the setting and significance of the Conservation Area and adjacent locally listed building, and would not harm the character or appearance of the host building or immediate area, and would accord with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies LP16, LP18 and LP19 of the Peterborough Local Plan (2019);
- The proposed uses and external alterations 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);
- There are no Highway safety concerns and parking can be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019)

**5.2 21/01908/R3FUL - Land Adjacent 35-59 Bridge Street 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** (Unanimous) to **GRANT** the planning permission subject to conditions delegated to officers.

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## 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 proposed gondola's would be situated within the City Core, where it would go towards improving the vitality and viability of the City Centre, therefore the principle of development would accord with Policies LP6, LP12 and LP46 of the Peterborough Local Plan (2019) and Paragraph 86 of the NPPF (2021);
- The proposed gondolas would not harm the significance or setting of the City Conservation Area, adjacent locally listed buildings, or character or appearance of the immediate area, and would accord with Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP16 and LP19 of the Peterborough Local Plan (2019) and Paragraphs 130 and 202 of the NPPF (2021);
- The proposed gondolas would not have an unacceptable harmful impact to neighbouring amenity, as such the proposal would accord with Policy LP17 of the Peterborough Local Plan (2019);
- Subject to receiving a detailed arboricultural impact assessment and method statement, the proposed development would not have an adverse impact on adjacent trees, and would accord with Policy LP29 of the Peterborough Local Plan (2019); and
- There are no Highway safety concerns and parking and servicing could be accommodated within the City Centre, in accordance with Policy LP13 of the Peterborough Local Plan (2019)

### 5.3 19/00836/OUT - Land East Of Eyebury Road Eye 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** (7 for, 3 against) to **GRANT** the planning permission approval as per officer recommendation subject to s106 agreement and additional condition in Update Report.

#### 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 site is an allocated residential site therefore the principle of housing is considered to be acceptable and in accordance with Policies LP02, LP39.7 and LP40 of the Peterborough Local Plan (2019).
- Subject to conditions and mitigation, the impact on the highway network is considered to be acceptable, in accordance with Policy LP13 of the Peterborough Local Plan (2019). - The application would not result in unacceptable harm to the character, appearance or visual amenity of the surrounding area including the preservation of Eye Conservation Area. In accordance with Sections 66(1) and 72 (1) of the Town and

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Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), NPPF (2021) and Policies LP16, LP17 and LP19 of the Peterborough Local Plan (2019).

- It is considered that the site can be developed without any unacceptable adverse impact upon neighbour amenity and that it can afford the new occupiers a satisfactory level of amenity, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

- Issues of noise, air quality, contamination and drainage can be suitably dealt with by way conditions in accordance with Policies LP17, LP28 and LP32 of the Peterborough Local Plan (2019).

- A policy compliant position in respect of affordable housing and other contributions can be achieved. The development will also pay CIL in accordance with Policy LP14 of the Peterborough Local Plan (2019).

- The development will not have any unacceptable ecological and trees/ landscaping impacts. The layout can also be designed to accommodate existing on-site trees and hedgerows with new landscaping and biodiversity enhancement measures proposed. The proposal therefore accords with Policies LP27, LP28, and LP29 of the Peterborough Local Plan (2019).

#### **5.4 21/00736/R4FUL - Land R/o 30 Hallfields Lane Gunthorpe Peterborough PE4 7YH**

##### **RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against officers recommendations and **GRANT** the application. The Committee **RESOLVED** (10 for, 1 against) to **GRANT** the planning permission.

##### **REASON FOR THE DECISION:**

Approved contrary to officer recommendation. Reasons given were that the minimal loss of a low-quality area of POS was not outweighed by the benefit of providing accommodation for the homeless or ex-offenders and that objections from the Police and Fire Service could be overcome. Officers to add standard conditions for new residential development together with additional conditions for a landscape buffer to mitigate the impact on 44-48 Swale Avenue, external lighting (or crime prevention measures) to the proposed footpath and restriction on occupation to that stated in the application. Officers to check the proposal will comply with the fire safety requirements of the Building Regulations as indicated by the Agent.