

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL
PROTECTION COMMITTEE
ON TUESDAY, 22 FEBRUARY 2022
HELD AT 1:30
ENGINE ROOM, SAND MARTIN HOUSE PETERBOROUGH**

4.1 20/01113/FUL - THE FORMER STANILAND COURT SITE, WERRINGTON CENTRE

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **ACCEPT** the officers recommendations and approve the application. Following a vote, (3 for, 6 against) the motion was **DEFEATED**.

A motion was proposed and seconded to refuse the officers recommendations and **REJECT** the application. Following a vote, the Committee **RESOLVED** (6 for, 2 against, 1 abstention) to **REFUSE** the planning permission.

REASONS FOR THE DECISION

Members felt that the application was not acceptable for the following reasons:

- Design, size and massing on the character of the area:
The proposed development, by virtue of its design, size and massing, would result in unacceptable harm to the character, appearance and visual amenity of the area. The proposal is therefore contrary to Policy LP16 of the Peterborough Local Plan (2019).
- Insufficient car parking:
The proposed development would provide for only 75no. parking spaces which falls below the adopted minimum parking standards for the mix of dwelling/unit sizes proposed. Whilst evidence has been submitted by the Applicant to justify this reduced parking provision, this is not accepted. As such, the proposal would not provide parking which sufficiently meets the need generated by the development and is contrary to Policy LP13 of the Peterborough Local Plan (2019).
- Insufficient amenity space for future occupants:
The proposed development would not provide future occupiers with any private or semi-private outdoor amenity space in which their day-to-day living needs could be met. In addition, public open space is not located in a sufficiently close proximity for this deficiency to be mitigated. As such, the proposal would not afford future occupiers with an acceptable level of amenity and it is therefore contrary to Policy LP17 of the Peterborough Local Plan (2019).

4.2 21/01745/HHFUL - JUBILEE HOUSE, FIRST DRIFT, WOTHORPE

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go with officer recommendation and **APPROVE** the application. The Committee **RESOLVED** (Unanimously) to **APPROVE** the planning permission subject to 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 proposal would not unacceptably impact upon the character and appearance of the site and the surrounding area, including the setting of a Locally Listed Building and Special Character Area, in accordance with Policies LP16 and LP20 of the Peterborough Local Plan (2019) and the Peterborough Design and Development in Selected Villages SPD (2011).
- Neighbours surrounding the application site would retain an acceptable standard of amenity, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- Parking provision and the safety of the surrounding highways would be retained to acceptable levels, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

4.3 21/01965/HHFUL - 28 WEST END ROAD, MAXEY

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go with officer recommendation and **APPROVE** the application. The Committee **RESOLVED** (Unanimously) to **APPROVE** the planning permission subject to 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 character and appearance of the site and the surrounding Maxey Conservation Area would not be unacceptably impacted upon by the proposed development, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019); and
- The proposal would not unacceptably impact upon the amenity of surrounding residents, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
