

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE MEETING  
HELD AT 1:30PM, ON  
TUESDAY, 22 MARCH 2022  
ENGINE SHED, SAND MARTIN HOUSE, BITTERN WAY, PETERBOROUGH**

**5.1. 21/01653/OUT - HELPSTON GARDEN CENTRE WEST STREET HELPSTON  
PETERBOROUGH**

**RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application as per the officer recommendation. The Committee **RESOLVED** (10 For and 1 Abstention) to **GRANT** the planning permission subject to relevant conditions delegated to officers and the additional condition that the plan boundary be amended to show the blue agricultural line.

**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 application site was situated within the open countryside, however, it was situated on a former employment site; the proposed development would remove this historic retail use, including the demolition of a number of tired buildings, and would allow the erection of three detached dwellings which follow the established character of the immediate area. As such the proposal would, on balance, present an overall betterment, which would preserve the character and appearance of the area, and the proposal would accord with Policy LP16 and LP27 of the Peterborough Local Plan (2019), Paragraph 130 of the NPPF (2021);
- There would be adequate space within the curtilage of the site to accommodate three dwellings without resulting in unacceptable harm to the amenities of neighbouring occupants, and there would be sufficient space to provide dedicated gardens to serve the proposed and existing dwellings, therefore the proposal would be in accordance with Policy LP17 of the Peterborough Local Plan (2019);
- The proposed development would not constitute a highway safety hazard and it had been demonstrated that satisfactory on-site parking would be provided to serve future occupants, in accordance with Policy LP13 of the Peterborough Local Plan (2019);
- The proposed development would improve the biodiversity value of the site, in accordance with Policies LP28 and LP29 of the Peterborough Local plan (2019); and the development would make provision for surface water drainage and uncovering unsuspected contamination and would accord with Policies LP32 and LP33 of the Peterborough Local Plan, and Paragraphs 183-185 of the NPPF (2021).

**5.2. 21/01792/HHFUL - 9 GRANGE ROAD WEST TOWN PETERBOROUGH PE3 9DR**

**RESOLVED:**

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSE** the application as per the officer's recommendation. The Committee **RESOLVED** (7 For and 4 Abstention) 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.

**5.3 21/00009/TPO - DOGSTHORPE SPINNEY WELLAND ROAD**

Following publication of the Committee Agenda, the customer that had raised objection to the Tree Preservation Order had withdrawn that objection. As such, Officers were able to exercise delegated authority in this matter. It was therefore withdrawn from the Agenda.

**6. APPEALS QUARTERLY REPORT**

**RESOLVED:**

The Committee noted the past performance and outcomes.

**REASONS FOR THE DECISION**

It was useful for Committee to look at the Planning Service's appeals performance and identify if there are any lessons to be learnt from the decisions made. This would help inform future decisions and potentially reduce costs.