

**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE
MEETING**

HELD AT 1.30PM, ON TUESDAY, 19 MARCH 2024,
COUNCIL CHAMBER, TOWN HALL, PETERBOROUGH

To be read in conjunction with the agenda and supplementary agenda for the meeting.

[\(Public Pack\)Agenda Document for Planning and Environmental Protection Committee, Tuesday, 19 March 2024 at 1.30pm \(peterborough.gov.uk\)](#)

[\(Public Pack\)Supplementary Agenda Supplement for Planning and Environmental Protection Committee, Tuesday, 19 March 2024, 1.30pm \(peterborough.gov.uk\)](#)

Should you wish to listen to the debate had, please visit Peterborough City Council YouTube Channel at

[Planning and Environmental Protection Committee - Tuesday, 19 March 2024, 1.30pm \(youtube.com\)](#)

Committee Members Present: Iqbal (Chairman), Jamil (Vice Chairman), A Bond, Casey, Harper, Hogg, Hussain, Mahmood, Rush, Sharp, and Warren.

Officers Present: Phil Moore, Development Management Team Leader
Rio Howlett, Development Management Officer
James Lloyd, Principal Planner
Connor Liken, Development Management Officer
Karen Ip, Development Management Officer
Chris Gordon, Planning Solicitor
Madia Afzal, Democratic Services Officer
Sarah Hann, Principal Engineer (Highway Control)

Speakers Attendance: in **23/00118/OUT - LAND TO THE SOUTH OF WEST STREET, HELPSTON**
Cllr Sydney Smith – Helpston Parish Councillor
Cllr Joseph Dobson – Helpston Parish Councillor
Cllr Arthur Cross – Helpston Parish Councillor
Councillor Over – Ward Councillor
Sarah Franks – Objector
Laura Currie – Objector
Isabelle Ingram - Agent

23/01659/FUL - 10 THE CRESCENT, ORTON LONGUEVILLE
Cllr Casey - Ward Councillor
Cllr Skibsted – Ward Councillor
John Robinson - Objector
Camilla Burgess – Agent
Justin Bainton - Agent

24/00114/HHFUL - 33 CHISENHALE, ORTON WATERVILLE
Councillor Mahmood, Supporter

23/01634/FUL - 68 CANTERBURY ROAD, WERRINGTON
Chris Bond – Objector
Ian Knell – Objector
Sandra Bond – Objecting Councillor
Mike Lane – Supporter

44. APOLOGIES FOR ABSENCE

There were apologies received from Cllr Fitzgerald and Cllr Casey was in attendance as a substitute. Apologies were also received for Cllr Dennis Jones and Cllr Mahmood was in attendance as a substitute.

45. DECLARATIONS OF INTEREST

Cllr Mahmood declared an interest on application 5.3 24/00114/HHFUL - 33 Chisenhale, Orton Waterville - in that he called in the application, and therefore, would not take part in the debate or vote.

Cllr Bond on application 5.4 23/01634/FUL - 68 Canterbury Road, Werrington - in that he had been related to one of the objectors, and therefore, would not take part in the debate or vote.

46. MEMBERS' DECLARATION OF INTENTION TO MAKE REPRESENTATIONS AS WARD COUNCILLOR

Councillor Casey declared to speak as Ward Councillor in relation to item 5.2 23/01659/FUL - 10 The Crescent, Orton Longueville and would stand down from Committee for this item.

Councillor Mahmood, who was not a Ward Councillor for item 5.3 24/00114/HHFUL - 33 Chisenhale, Orton Waterville, but had called in the application; requested to speak as a Councillor as he had not registered. The Committee agreed for the Councillor to speak.

47. MINUTES OF THE MEETING HELD ON 23 JANUARY AND 20 FEBRUARY 2024

Committee approved the minutes of the meeting held on 23 January 2024.

Committee approved the minutes of the meeting held on 20 February 2024.

48. PLANNING AND ENFORCEMENT MATTERS

48.1 23/00118/OUT - LAND TO THE SOUTH OF WEST STREET, HELPSTON

At this point the Committee adjourned for 10 minutes for the Committee to read a late representation received from the Countryside Charity, Cambridgeshire and Peterborough (CPRE) in objection to the application.

Following a request to extend the speaking time The Committee **AGREED**, to allow 15 minutes to the Parish and Ward Councillor representatives and extended speaking time for objectors, supporters and agents; and for Councillor Over, Ward Councillor to speak with the Helpston Parish Council representatives.

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against Officer recommendation and **REFUSE** the application. The Committee **RESOLVED** (5 For, 6 Against, 0 Abstention) and therefore the motion was **DEFEATED**.

A second motion was proposed and seconded to go with Officer recommendation and **GRANT** the application. The Committee **RESOLVED** (6 For, 5 Against, 0 Abstention) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASONS FOR DECISION

Subject to the imposition of the conditions, the proposal was acceptable subject to the completion of a S106 agreement, and the conditions outlined within the report and update report.

The application had been considered with reference to s.38 (6) of the Planning and Compulsory Purchase Act 2004 and determined in accordance with the Development Plan unless material considerations indicate otherwise. PCC's Local Plan was adopted in July 2019 and with reference to paragraph 76 of the NPPF is less than five years old.

PCC's most recent Annual Monitoring Report (2022) demonstrated a five-year supply of housing land, and a healthy Housing Delivery Test result. The policies which are the most important for determining the application are considered to be up-to-date and are afforded full weight.

The application site is part of a wider allocation for residential development under policies LP41.5 and LP42 of the Local Plan

Whilst the omission of a masterplan covering the entirety of the site allocated under LP41.5 conflicts with a requirement of LP42 and Policy A2(d) of the HNP, those policy requirements are considered in this case to be more relevant to development proposals covering the wider 4.4ha site. When considered against the Development Plan as a whole, and taking into account other relevant material considerations, considered to outweigh the conflict with LP42, the proposed development is considered to be acceptable, subject to the imposition of conditions and Planning Obligations.

At this point Councillor Casey stood down for this item, due to a declaration to speak as Ward Councillor.

In addition, the Committee agreed for Ward Councillors Casey, Skibsted and local resident John Robinson to speak on the next item 23/01659/FUL - 10 The Crescent, Orton Longueville.

At this point the Committee took a five minute comfort break

48.2 23/01659/FUL - 10 THE CRESCENT, ORTON LONGUEVILLE

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. The Committee **RESOLVED** (Unanimous) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASONS FOR 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 development was in accordance with Policies LP01, LP02, LP03, and LP08 of the Peterborough Local Plan (2019).
- The character and appearance of the site and the surrounding area would not be unacceptably impacted upon by the proposed development, in accordance with Policy LP16 and Policy LP19 of the Peterborough Local Plan (2019).
- The amenity of surrounding neighbours would not be adversely impacted upon by the proposed development, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The proposal would comply with the Adopted Parking Standards, in accordance with Policy LP13 of the Peterborough Local Plan (2019).
- The proposal would not result in a negative impact to ecology on site, in accordance with Policy LP28 of the Peterborough Local Plan (2019).
- The proposed development would not be constructed on land that was of high flood risk, in accordance with Policy LP32 of the Peterborough Local Plan (2019).
- The proposal met the policy requirements of affordable housing, in accordance with Policy LP08 of the Peterborough Local Plan (2019).
- The proposal would comply with the five principles of tree planting and protection measures, in accordance with Policy LP29 of the Peterborough Local Plan (2019).
- The site was not subject to any known contamination, with methods secured to deal with any unknown contamination, in accordance with Policy LP33 of the Peterborough Local Plan (2019).

At this point Councillor Casy returned to the Committee to take part in the next item.

At this point Cllr Mahmood stood down from the Committee due to an earlier declaration of interest and was given permission to speak on: 24/00114/HHFUL - 33 Chisenhale, Orton Waterville.

48.3 24/00114/HHFUL - 33 CHISENHALE, ORTON WATERVILLE

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to go against Officer recommendation and **GRANT** the application. The Committee **RESOLVED** (6 For, 4 Against) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASONS FOR DECISION

Subject to the imposition of relevant conditions, Members felt that the proposal was acceptable having not received objections from residents and that the design was within keeping of the area and met the criteria for LP16.

At this point, Councillor Mahmood returned to the Committee.

At this point Councillor Andrew Bond stood down from the Committee due to an earlier declaration of interest.

The Committee agreed for Councillor Sandra Bond to speak on the next item:

23/01634/FUL - 68 Canterbury Road, Werrington

48.4 23/01634/FUL - 68 CANTERBURY ROAD, WERRINGTON

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. The Committee **RESOLVED** (9 For, 1 Against) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

REASONS FOR DECISION

Subject to the imposition of the conditions, the proposal was acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan.

At this point Cllr Andrew Bond returned to the Committee.

49. APPEALS QUARTERLY REPORT – OCTOBER – DECEMBER 2023

The Planning and Environmental Protection Committee noted the quarterly appeals report.

CHAIRMAN
Start: 1.30pm - End TIME 6.18pm