

**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE  
MEETING  
HELD AT 1.30PM, ON TUESDAY, 25 JUNE 2024  
ENGINE SHED, SAND MARTIN HOUSE, 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, 25 June 2024 1.30pm \(peterborough.gov.uk\)](#)

[\(Public Pack\) Supplementary Agenda Supplement for Planning and Environmental Protection Committee, 25 June 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 - 25 June, 1.30pm \(youtube.com\)](#)

**Committee Members Present:** Harper (Chairman), Mahmood (Vice-Chair), Antunes, Bond, Fitzgerald, N. Iqbal, Rush, Skibsted and Warren

**Officers Present:** Phil Moore, Development Management Team Leader  
Karen Ip, Development Management Officer  
Connor Liken, Development Management Officer  
Matt Makin, Senior Democratic Services Officer  
Karen Dunleavy, Democratic Services Officer  
Chris Gordon, Planning Solicitor  
Joanna Turnham, Solicitor

**Speakers in Attendance:** **24/00496/FUL - 551 LINCOLN ROAD, PETERBOROUGH, PE1 2PB**  
Cllr Mahmood – Ward Councillor  
Abid Hussain – Objector  
Helen Cuthbert - Agent

**23/00600/R3FUL - CASTOR CHURCH OF ENGLAND  
PRIMARY SCHOOL, STOCKS HILL, CASTOR,  
PETERBOROUGH**  
Parish Councillor Shaw

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Rangzeb.

**2. DECLARATIONS OF INTEREST**

No declarations of interest were received.

Mahmood speaking on first item - [Agenda Item 24/00496/FUL - 551 LINCOLN ROAD, PETERBOROUGH, PE1 2PB](#)

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

Councillor Mahmood declared to speak as ward Councillor in relation to item - **24/00496/FUL - 551 LINCOLN ROAD, PETERBOROUGH, PE1 2PB**

**4. MINUTES OF THE MEETINGS HELD ON 19 MARCH 2024 AND 9 APRIL 2024**

The Committee approved the minutes of the meetings held on 19 March 2024 and 9 April 2024.

**5. PLANNING AND ENFORCEMENT MATTERS**

At this point Cllr Mahmood stepped down from the Committee, due to an earlier declaration of interest.

**5.1 24/00496/FUL - 551 LINCOLN ROAD, PETERBOROUGH, PE1 2PB**

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (6 For, 2 Against, 0 Abstention) to **GRANT** the planning permission subject to relevant conditions delegated to officers.

2.28pm at this point the Committee took a five-minute comfort break.

**REASONS FOR DECISION**

Subject to the imposition of the recommended conditions, the proposal was considered acceptable having been assessed against the relevant development plan policies and any material considerations. Specifically:

- The principle of development for an adult gaming centre within the Triangle / Lincoln Road Local Centre was considered to be acceptable, in accordance with Policy LP12.
- The proposal is for internal alterations only, therefore, in accordance with Policy LP16 of the Peterborough Local Plan (2019).
- There would be no unacceptable harm to the residential amenity of neighbouring sites, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The proposed development is sited within a designated local centre therefore the impact on parking was satisfactory, in accordance with Policy LP13 of the Peterborough Local Plan (2019)

At this point Cllr Mahmood joined the Committee, due to an earlier declaration of interest.

**5.2 23/00600/R3FUL - CASTOR CHURCH OF ENGLAND PRIMARY SCHOOL, STOCKS HILL, CASTOR, PETERBOROUGH**

The Planning and Environment Protectional Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application. The Committee **RESOLVED** (8 For, 1 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 having been:

Although the proposal would result in some limited additional visual impact and less than substantial harm (over and above the existing situation), on balance, this was considered to be outweighed by the public benefits of enhanced security for the school and its pupils. Subject to the imposition of the attached conditions, the proposal was therefore acceptable and in accordance with all relevant policies.

3:55pm - At this point the Cttee had a five-minute break and Cllr Fitzgerald and Iqbal left.

**6. APPEALS QUARTERLY REPORT – JANUARY TO MARCH 2024**

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

CHAIRMAN  
Start: 1.30pm - End 3:46pm