

**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE MEETING  
HELD AT 1.30PM, ON TUESDAY, 3 SEPTEMBER 2024  
BOURGES/VIERSEN ROOMS, 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, 3 September 2024 at 1.30pm \(peterborough.gov.uk\)](#)

[\(Public Pack\)Supplementary Agenda Supplement for Planning and Environmental Protection Committee, 3 September 2024 at 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 - 3 September 2024 at 1.30pm \(youtube.com\)](#)

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

Officers Present: Phil Moore, Development Management Team Manager for Majors  
Molly Hood, Principal Development Management Officer  
Asif Ali, Principal Development Management Officer  
Connor Liken, Senior Development Management Officer  
Rio Howlett, Development Management Officer  
Sarah Hann, Principal Engineer (Highway Control)  
Matt Makin, Senior Democratic Services Officer  
Karen Dunleavy, Democratic Services Officer  
Emily Johnson, Principal Lawyer - Property, Planning & Highways  
Chris Gordon, Planning Solicitor

Speakers in  
Attendance:

**ITEM 5.1 - 24/00541/REM - LAND EAST OFF EYEBURY ROAD  
EYE PETERBOROUGH**

Councillor Ormston – Ward Councillor  
Councillor Ray – Ward Councillor  
Dale McKean - Objector  
George Wilkinson – Agent  
Georgina McCrae - Agent

**ITEM 5.2 - 23/01649/FUL - GUILD HOUSE OUNDLE ROAD  
WOODSTON PETERBOROUGH**

Councillor Thulbourn – Ward Councillor  
Susan Swire – Objector  
Ben Saxby - Applicant  
Simon Machen – Agent  
Lydia Hyde - Applicant

**ITEM 5.3 - 24/00210/MMFUL - COOKS HOLE QUARRY AND  
THORNHAUGH LANDFILL SITE LEICESTER ROAD  
THORNHAUGH PETERBOROUGH**

Peter Oldfield - Agent

**ITEM 5.4 24/00827/HHFUL - 85 TAVERNERS ROAD MILLFIELD  
PETERBOROUGH PE1 2JJ**

Phil Branston – Agent  
Khuam Aslam – Applicant  
Cllr Amjad Iqbal – Ward Councillor – The Committee Agreed for  
the Ward Councillor to speak

**ITEM 5.5 24/00509/FUL - 510 OUNDLE ROAD ORTON  
LONGUEVILLE PETERBOROUGH PE2 7DJ**

Nick Penniall – Parish Councillor

**12. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**13. DECLARATIONS OF INTEREST**

**Declarations were declared for the following items:**

**AGENDA ITEM 5.2 (16.2) - 23/01649/FUL - GUILD HOUSE OUNDLE ROAD  
WOODSTON PETERBOROUGH**

Councillor Wayne Fitzgerald declared that he knew Mr Simon Machen, the Agent for the application and remained of an open mind on the planning applications to be considered.

**AGENDA ITEM 5.4 (16.4) - 510 OUNDLE ROAD ORTON LONGUEVILLE  
PETERBOROUGH PE2 7DJ**

Councillor Numan Iqbal declared that he was related to Cllr Amjad Iqbal who had called in the agenda item and remained of an open mind on the planning applications to be considered.

**AGENDA ITEM 5.5 (16.5) = 510 OUNDLE ROAD ORTON LONGUEVILLE  
PETERBOROUGH PE2 7DJ**

Councillor Heather Skibsted declared that she was a Parish Councillor on Orton Longueville Parish Councillor and remained of an open mind on the planning

applications to be considered.

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

There were no declarations to speak as ward councillor.

**15. MINUTES OF THE MEETING HELD ON 30 JULY 2024**

Committee approved the minutes as a true and accurate record of the meeting held on 30 July 2024.

**16. PLANNING AND ENFORCEMENT MATTERS**

**16.1 24/00541/REM - Land East Off Eyebury Road Eye Peterborough**

The Planning and Environmental 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 relevant conditions delegated to officers, the including the preservation of the meadow grassland.

**REASONS FOR DECISION**

Subject to the imposition of the conditions, the proposal was acceptable having been:

not in accordance with local and national planning policy. The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Amendments were discussed and agreed with the applicant to bring the proposal into compliance with policy, and the application can therefore be approved in accordance with Paragraph 38 of the National Planning Policy Framework (2023).

**16.2 23/01649/FUL - GUILD HOUSE OUNDLE ROAD WOODSTON PETERBOROUGH**

The Planning and Environmental 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 a Section 106 legal agreement and relevant conditions delegated to officers.

**REASONS FOR DECISION**

Subject to the imposition of the conditions, the proposal was acceptable having been:

not in accordance with local and national planning policy. The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Amendments were discussed and agreed with the applicant to bring the proposal into compliance with policy, and the application can therefore be approved in accordance with Paragraph 38 of the National Planning Policy Framework (2023).

**NOTE:** The meeting was adjourned for a short break at the conclusion of this agenda item; the meeting was adjourned at 4.20pm and was reconvened at 4.35pm.

16.3 **24/00210/MMFUL - COOKS HOLE QUARRY AND THORNHAUGH LANDFILL SITE  
LEICESTER ROAD THORNHAUGH PETERBOROUGH**

The Planning and Environmental 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 a section 106 legal agreement and relevant conditions delegated to officers.

**REASONS FOR DECISION**

Subject to the imposition of the conditions, the proposal was acceptable for the following reasons:

- The NPPF stated that there was a presumption in favour of sustainable development - in terms of decision taking this means approving development proposals that accord with the development plan without delay. The application has been considered in light of the Cambridgeshire and Peterborough Minerals and Waste Local Plan, the Peterborough Local Plan, the NPPF and accompanying Planning Practice Guidance and the National Planning Policy for Waste.
- The material considerations focus on addressing waste management needs, ecology and the provision of biodiversity netgain, cultural heritage, traffic and transport, flood risk and surface water management and the landscape and visual impacts of the proposal. The conditions outlined below, which include relevant updates offer appropriate mitigation in line with Policies 1, 3, 4, 5, 6, 10, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan.
- An Environmental Statement has been provided which demonstrates that the proposal would not have significant impacts on the environment that would warrant refusal of the application.
- A legal agreement confirming the cessation of mineral extraction, securing the management of permissive paths, and securing the onsite provision of biodiversity netgain and sale of any additional biodiversity netgain units will be secured.
- Comments of consultees have been taken into account, a legal agreement and suitable conditions to address any issues raised are presented below and in all other respects the proposal was acceptable. As such, there was no reason not to approve the application in line with Section 38(6) of the Planning and Compulsory Purchase Act.

**NOTE:** The Committee AGREED for Cllr Amjad Iqbal to speak as Ward Councillor for **24/00827/HHFUL - 85 Taverners Road Millfield Peterborough PE1 2JJ**

16.4 **24/00827/HHFUL - 85 TAVERNERS ROAD MILLFIELD PETERBOROUGH PE1 2JJ**

The Planning and Environmental Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSED** the application. The Committee **RESOLVED** (6 For, 3 Against, 2 Abstention) to **REFUSE** the planning permission.

**REASONS FOR 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:

The proposed development would adversely impact upon the amenity of current and future occupiers of the dwelling by means of reduction of natural light into "Bedroom 2" to a detrimental extent which officers consider to be unacceptable. Additionally, the proposed would result in the outlook of "Bedroom 2" to be altered to a brick wall, creating an unduly dominant outlook. As such, it was not considered to be in accordance with LP17 of the Peterborough Local Plan (2019).

#### **16.5 510 OUNDLE ROAD ORTON LONGUEVILLE PETERBOROUGH PE2 7DJ**

The Planning and Environmental 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 relevant conditions delegated to officers.

#### **REASONS FOR 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 principal of development was in accordance with Policy LP02 and LP08 of the Peterborough Local Plan (2019).
- The proposal would not result in an adverse level of impact on the design and character of the site and surrounding area in accordance with Policy LP16 of the Peterborough Local Plan (2019);
- The proposal would not result in an adverse level of impact on the safety of the adjacent highway users in accordance with Policy LP13 of the Peterborough Local Plan (2019);
- The proposal would not result in an adverse level of impact on existing or future occupier or neighbouring amenity in accordance with Policy LP17 of the Peterborough Local Plan (2019).

CHAIRMAN  
Start: 1.30pm - End 5.56pm