

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 24 APRIL 2012 AT 1.30PM

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**UPDATE REPORT &
ADDITIONAL INFORMATION**

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PETERBOROUGH CITY COUNCIL

PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS

Procedural Notes

1. Planning Officer to introduce application.
2. Chairman to invite Ward Councillors, Parish Council, Town Council or Neighbourhood representatives to present their case.
3. Members' questions to Ward Councillors, Parish Council, Town Council or Neighbourhood representatives.
4. Chairman to invite objector(s) to present their case.
5. Members' questions to objectors.
6. Chairman to invite applicants, agent or any supporters to present their case.
7. Members' questions to applicants, agent or any supporters.
8. Officers to comment, if necessary, on any matters raised during stages 2 to 7 above.
9. Members to debate application and seek advice from Officers where appropriate.
10. Members to reach decision.

The total time for speeches from Ward Councillors, Parish Council, Town Council or Neighbourhood representatives shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.

The total time for speeches in respect of each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.

1. Objectors.
2. Applicant or agent or supporters.

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PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 24 APRIL 2012 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent/Supporters/Parish Council/Town Council/Neighbourhood Representatives
5.1	5	11/02052/WCMM – EYEBURY QUARRY, EYEBURY ROAD, EYE, PETERBOROUGH	Mr Mike Harty	Applicant
5.2	29	12/00134/FUL – LAND TO THE REAR OF 9-33 EASTLEIGH ROAD AND 197-215 PADHOLME ROAD, EASTFIELD, PETERBOROUGH	Councillor Marion Todd Mr Brian Fox (Local Resident)	Ward Councillor Objector

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BRIEFING UPDATE

P & EP Committee 24 April 2012

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	11/02052/WCMM	Eyebury Quarry, Eyebury Road, Eye, Peterborough. Variation of conditions 1, 19, 21 and 31 of planning permission 08/01562/WCMM to allow the acceptance of asbestos in dedicated cells and to increase the catchment area for asbestos.

No Further Comments.

2.	12/00134/FUL	Land To The Rear Of 9-33 Eastleigh Road And 197-215 Padholme Road, Eastfield, Peterborough. Construction of four two-bed and one three-bed affordable bungalows including associated external works and parking, demolition of 15 Eastleigh Road to provide access to new dwellings.
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1 additional letter received in support of the application who considers that Bungalow development is needed in the area.

Bullet point 6 of section I) 'Representations made not covered in the report' – with regard to the separation distance from 15/17 Eastleigh Road and 209 Padholme Road - It is acknowledged that the plans do not indicate an extension to 209 Padholme which has recently been erected. However as the proposal would comprise single storey development there would be adverse impact on neighbouring amenity.

3.	12/00402/FUL	39 Farleigh Fields, Orton Wistow, Peterborough, PE2 6YB. Extension of time of planning permission 09/00244/FUL - Two storey side, single storey rear and front and two storey front extensions.
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No Further Comments

4.	12/00487/FUL	93 Fengate, Peterborough, PE1 5BA. Change of use to sui generis for use as private hire taxi business.
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Two letters of objection have been received from local residents with regards to the application. The objections are as follows:

- The proposed use would generate more traffic in the yard and down the driveway on to Fengate 24 hours a day, 7 days per week which would impact upon existing businesses and increase the risk of accidents
- There is limited car parking available in the yard/compound
- There is a blind spot on the access if cars are parked on Fengate and this has recently caused an accident
- The access onto Fengate will become congested with reduced visibility as a result of the proposal, harming the existing businesses
- The gates would not be locked at night, causing security issues, a rise in insurance premiums and requirement for additional security
- Disturbance to the occupants of No. 113 Fengate from cars using the access late at night

In response, the applicant has submitted the following:

'I have been alerted to the fact that a late objection from a nearby neighbour has been received regarding my change of use application at 93 Fengate. This as I understand it expresses some concern about the hours of operation and the traffic / vehicle noise that this might generate?

May I offer some of my own thoughts to give further reassurance and hopefully alleviate this concern. I personally believe that the proposed operation would have no more impact on nearby neighbours than the existing or passing traffic noise on Fengate that currently exists during night-time hours particularly. In daytime hours there would be no discernible or attributable noise what so ever from this operation.

The proposed nature of the new business that requires PCC licensing is primarily that of that Executive or Corporate vehicle hire with a licensed driver and licensed vehicle. in addition we also expect to pitch for some contract work for locally based private sector companies as well as a few public sector bodies again expected to be mainly daytime work. The requirement for this particular use class as a "private hire / taxi office" is a PCC licensing requirement and a suitable premises with the correct planning permission is a pre condition as you know.

In terms of our actual expectations as previously stated we envisage this work to be mainly daytime hours, although, I am aware that we have listed this as a 24/7 operation but it is not envisaged that the site will actually manned for this whole period of time but by asking for this at the outset we would retain the flexibility to vary hours according to demand. This covers us as a catch all for access to the site at any time e.g. should we have an early airport booking or a late return from a function or corporate pickup.

I understand there is also a condition which stipulates that there is not to be more than 6 vehicles parked on site which will also reduce the number of vehicle movements and thus any associated traffic noise in any event. We personally expect little or no noise from any vehicles that we might use as these will be by and large executive or luxury models being used for the type of business we are pitching for.

I hope the above helps should a question or query arise in Tuesdays meeting concerning noise and or hours.

Regards,

Wayne Fitzgerald