

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 12 JUNE 2012 AT 1.30PM

	Page No:
1. Procedure for Speaking	1
2. List of Persons Wishing to Speak	2
3. Briefing Update	3
Item 5.5 Letter from the Woodland Trust	6

**UPDATE REPORT &
ADDITIONAL INFORMATION**

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.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 12 JUNE 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	17	12/00028/FUL – 51 PARK ROAD, PETERBOROUGH, PE1 2TH	Cllr Yasmeen Maqbool Mr Simon Percival (H A Architectural Services) Mr Richard Brackenbury	Ward Councillor Agent Objector
5.2	23	12/00492/HHFUL – 25 NANSICLES ROAD, ORTON LONGUEVILLE, PETERBOROUGH, PE2 7AS	Mr Branston Mrs J McLennon	Agent Applicant
5.3	29	12/00531/FUL – WISTERIA FARM, 31 WEST END ROAD, MAXEY, PETERBOROUGH	Mr Jon Gibbison (Hereward Homes) Mr Robert Dagleish (Milton Peterborough Estates Co.	Agent Applicant
5.5	47	11/01572/FUL – LAND AT FORMER BRETTON WOODS COMMUNITY SCHOOL, FLAXLAND, BRETTON, PETERBOROUGH	Bretton Parish Councillor(s) (name(s) to be confirmed)	Parish Councillor(s)
5.6	69	06/00892/OUT - ARBORFIELD MILL, HELPSTON	Helpston Parish Councillor(s) (name(s) to be confirmed)	Parish Councillor(s)

BRIEFING UPDATE

P & EP Committee 12 June 2012

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	12/00028/FUL	51 Park Road Peterborough PE1 2TH , Re built garden wall (Part retrospective)

a) One further letter has been received in support of the application from Councillor Mohammed Jamil:

Dear Sirs

I am writing this letter as I am unable to attend the committee meeting on Tuesday 12 June at 13.30. As one of the ward councillors I ask that the committee supports the planning application that has been made in respect of the front boundary wall at "51 Park Road, Peterborough".

I do remember the previous wall that was at the property and feel that this new wall is a vast improvement and I believe it gives that area a nice fresh look compared to the previous boundary wall.

With respect to the 2.5 metre wide opening to the south east of the property I think it is admirable that the applicant has made space available for mobility scooter users and cycle parking. It is not a common sight for service users to provide facilities such as this in the city centre area.

Yours faithfully

Mohammed Jamil

b) Cllr Nadeem has written the following in support of the application:

I am writing to confirm that I have visited the above premises and can confirm the below points:

The disabled access does not obstruct the area and there are no issues with health and safety that affects this.

The wall that has been built is in line with the building regulations and the property is in line with the existing conservation area.

I request the panel to approve this work.

If you require any further information please do not hesitate to contact me.

2 .	12/00492/HHFUL	25 Nansicles Road Orton Longueville Peterborough PE2 7AS , Construction of two storey side extension - Revised Application.
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No Further Comments

3 .	12/00531/FUL	Wisteria Farm 31 West End Road Maxey Peterborough , 2 barn conversions and 3 new dwellings
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No Further Comments

4 .	12/00619/LBC	14 Church Street Thorney Peterborough PE6 0QB , Demolition and rebuild of 2no. outbuildings and erection of 1no. new outbuilding
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No Further Comments

5 .	11/01572/FUL	Land At Former Bretton Woods Community School Flaxland Bretton Peterborough , Construction of permanent rugby clubhouse with car parking and tennis courts to replace temporary facilities
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A very late neighbour representation has been received, stating that the loss of Bretton Woods School affected community activities and asking whether there will be community facilities within the Club or whether it will be for members only.

Neighbour representations should have been received by the 29 November last year and so this comment does not need to be taken into account.

Cllr Sandford has made the following comments:

As I am employed by the Woodland Trust and they have submitted an objection, I have taken legal advice from the Head of Legal Services. I am advised that I have a personal interest in the item and that it could possibly be regarded as prejudicial. However, I have been advised that I can submit a comment, so long as I am not present at the meeting when the discussion and decision takes place. My comment is made in my capacity as a councillor and local resident who is concerned about the important environmental issues which are raised by this application.

I would like to request that the full letter of objection from the Woodland Trust be made available to the Planning Committee because, having read it, I do not feel that the brief summary presented in the report is a complete or accurate one. In the first paragraph of the letter it says that "the wood is almost certainly ancient woodland" and from my own knowledge of the area and evidence I have seen I agree with this view.

The wood does not appear on the Natural England Inventory of Ancient Woodland because they only recorded woods over 2 hectares in size and this one is smaller than that. The definition of ancient woodland is a wood which was in existence before 1600. There was very little new woodland planted in England before this date, so any woodland in existence then probably dates back many hundreds or even thousands of years.

The evidence for this wood being ancient is very strong. It is shown on the earliest Ordnance Survey maps for the area, which date back to around 1800. It has a magnificent display of native bluebells (an ancient woodland indicator plant) in the Spring. I know of no evidence to indicate that the wood was planted before 1800. The Council could easily commission and ecological survey of the wood to identify which other plants and other indicators are present as evidence that the wood is ancient. To agree to this planning application without doing this would, in my view, be irresponsible for a Council which claims to be aspiring to Environment Capital status.

I would like to discuss briefly the impact of the foul sewer on the woodland. Ancient woodland contains many species which are not found in any other locations. The species and ecosystems are often very fragile and highly complex and, once they are damaged or destroyed they are either gone forever or may take many decades or (in some cases centuries) to become re-established. The idea that you can put a foul sewer through an ancient wood, without causing serious damage is in my view completely ridiculous. Even if the line of the trench for the sewer were to be quite narrow, the destruction of ground flora and soil disturbance over the full length would be considerable and in practice it is likely that the trench digging equipment and associated vehicles will cause serious damage over a much wider area.

It is clear from the report that alternative ways of providing the sewer exist, for example putting it under existing roadways and hard surfaces. The only reason the applicant does not want to do the work in this way is that it would add a small amount to the cost of the development. Cost to the developer should not be grounds for Peterborough City Council Planning Committee to disregard its own planning policies, which are quite clear (in both the adopted local plan and the more recent core strategy) that damage to ancient woodland should be avoided.

I also believe that the provision of buffering strips between the development and the ancient woodland are inadequate but I would view this as a secondary issue to that of the foul sewer.

As Cllr Sandford has requested, the letter from the Woodland Trust is attached.

6 .	06/00892/OUT	Arborfield Mill, Helpston Revision to the signed Section 106 Agreement
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The recommendation at B) suggests that of the 6 affordable housing units, 4 should be for rent and the other 2 for shared equity. It has come to light that Linden Homes have not yet had discussions with an affordable housing provider so it is not yet possible to be sure what the tenure split would be. The recommendation is therefore amended to the provision of 6 affordable housing units with officers being delegated to negotiate the tenure split.



The Woodland Trust
Kempton Way
Grantham
Lincolnshire
NG31 6LL

Telephone
01476 581111
Facsimile
01476 590808

Website
woodlandtrust.org.uk

For the attention of Mrs D Horton
Technical Services Adviser
Peterborough City Council
Stuart House East Wing
St. John's Street
Peterborough
PE1 5DD

12 March 2012

Dear Mrs Horton,

Your Ref : 11/01572/FUL

**Location : Land at Former Bretton Woods Community School, Flaxland, Bretton,
Peterborough**

**Proposal: Construction of permanent rugby clubhouse with car parking and tennis courts
to replace temporary facilities**

By: Moore Steel Developments Ltd. on behalf of Peterborough Lions Rugby Club

Grid Reference: E516443 N300724

Thank you for your letter of the 21st February giving the Woodland Trust the opportunity to comment on this application as the UK's leading woodland conservation charity.

The woodland at the development site, Highlees Spinney, does not appear on current maps but is identifiable almost certainly as Ancient Woodland by reference to the OS Map, with contributions from Boyce which was published in 1803 and the OS map 1888 - 1889 (copies attached). Ancient Woodland is, by definition, an irreplaceable natural resource and takes centuries, even millennia to evolve. As the habitat most representative of original, natural, stable conditions, Ancient Woodland is home to more threatened species than any other habitat in the UK. It contains a unique assemblage of plants and animals, and has ecological, landscape, amenity, historical and cultural associations.

Government guidance emphasises the importance of conserving the special characteristics of Ancient Woodland because of its value for biodiversity and as part of the historic environment. It is recognised that the total area of Ancient Woodland has declined and become increasingly fragmented and Government states that it aims to halt these trends by not allowing any further reduction of the Ancient woodland area.

Plant and animal populations are exposed to environmental impacts from outside the woodland site and these are associated with the intensive use of adjacent land. Light is

generated from buildings, streetlights, vehicle lights and security lights and includes chronic or periodically increased illumination, unexpected changes in illumination, and direct glare. Artificial illumination reduces the visibility of the moon and the stars, affects species orientation differentially and may serve to attract or repulse particular species. This affects foraging, reproduction, communication, and other behaviour. It consequently disrupts natural interactions between species. Light pollution near to ancient woodland is, therefore, likely to substantially affect the behaviour of species active during dawn and dusk twilight or nocturnal species, such as moths, bats, and certain species of birds, resulting in the decline of some species. We would recommend that **no exterior lighting be permitted** where any light would be directed in to the woodland area.

Buffer zones around semi-natural habitats and Ancient Woodland in particular are essential to reduce the impact of damaging edge-effects if their sustainability is to be improved. In cases of development adjacent to ancient woodland we advise that a buffer zone, either planted up with native species or left to regenerate naturally, should be put in place to minimise the disturbance to the woodland from the neighbouring development/change in use of land.

In this case we would request that a buffer of at least 30 metres should be maintained between the woodland edge and any development. Where a 30 metre buffer zone is not possible we would request a planted buffer zone of at least 15 metres **in addition** to any Root Protection Area as detailed in BS5837 (Trees in Relation to Construction) in order to limit possible damage to the trees. Therefore we would recommend that a **minimum buffer zone of 15 metres** between the development and the ancient woodland should be imposed in this instance, and applied as a planning condition, should the application be approved,

In addition it is proposed for pipes to be laid through the woodland to the west of the site, leading to direct loss of Ancient Woodland. The digging of the trench with an air spade will cause the disturbance to the soil and one of the main characteristics of ancient woodland is the undisturbed soil. The creation of the trench will cause damage to the flora within the woodland. We therefore object to the pipe being laid through the woodland and recommend that if permission is granted that a trench is dug in an area that is not ancient woodland.

Our overall view is that we **object** to this planning application due to the loss of ancient woodland that the laying of the drainage pipe will cause. We would also recommend that before any planning permission is granted on site that further research into the antiquity of the woodland is carried out to determine if the site is ancient.

Kind Regards

Ann Marshall
Woods under Threat Team