

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 5 MARCH 2013 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 – 5 MARCH 2013 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 |
|-----------------|---------|--|---|--|
| 4.1 | 1 | 12/01734/FUL – LAND ON THE SOUTH WEST SIDE OF NORTHEY ROAD, PETERBOROUGH | Councillor John Bartlett Mr Barry Nicholls Mr Marc Willers Mr John Shearman Ms Jodie Matthews | Parish Councillor (Thorney Parish Council) Agent Counsel Supporter Supporter |
| 4.2 | 13 | 13/00064/MMFUL – WAREHOUSE B1, FIRST DROVE, FENGATE, PETERBOROUGH | Mr Barry Nicholls Mr Lewis Smith | Objector Agent |

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BRIEFING UPDATE

P & EP Committee 5 March 2013

| ITEM NO | APPLICATION NO | SITE/DESCRIPTION |
|---------|----------------|--|
| 1 . | 12/01734/FUL | Land On The South West Side Of Northey Road, Peterborough , Proposed gypsy and traveller site for one extended gypsy family containing two static caravans and two touring caravans. |

The Agent has submitted some additional information in support of the application. This was circulated to Committee Members by email on Thurs 28th Feb 2013.

In summary the information covers the following points:

That developments have been allowed elsewhere / allowed to continue to operate at or on heritage assets e.g:

Bushmills Dunes Golf Resort at a World Heritage Site in Ireland
A344 at Stonehenge
Thorpe Hall, Peterborough
Windfarms visible around the site
Brick Farm employment allocation

That the Flag Fen SAM is already impacted on by:

- PREL
- Activities at the Flag Fen Site e.g staff caravans, utility blocks, rubbish, burning of waste
- Various structures

That 2 Flag Fen staff did not have an issue with the application.

That a condition could be put on a planning permission in order to secure the access visibility splays

That there will be no dewatering as all surfaces will be permeable and the whole development is 'no dig' in character (save for the formation of the access which could be specially designed via condition).

That the landscaping will not result in dewatering or compression of the existing land. Landscaping can be conditioned.

None of the development will result in ground compression. Grass matting is proposed.

Agent's archaeologist has confirmed the proposal is acceptable with only minor harm arising.

The shortfall in the supply of sites outweighs any harm arising.

The site is accessible to key facilities.

| | | |
|-----|----------------|--|
| 2 . | 13/00064/MMFUL | Warehouse B1, First Drove, Fengate, Peterborough, Proposed change of use from saw mill and timber storage to vehicle dismantling and recycling. |
|-----|----------------|--|

An objector to the application has submitted some additional information. This was circulated to members on Fri 1st March 2013.

In summary the information covers the following:

That a recent planning permission for a site off First Drove was subject to a number of planning conditions which should also be applied to the application before committee i.e.

- Improvement of the First Drove / Fengate junction

- Environmental / pollution controls

An extract from a draft parking survey guide produced by the City Council, but the relevance of this is not explained.

Mr M.J.Waddicor,
Beechcroft,
St Matthews Close, Appleton, Warrington,
WA4 5DE

03 March 2013

Re: 13/00064/MMFUL - Minerals/Waste Application (Full)
Proposed change of use from saw mill and timber storage to vehicle dismantling and recycling at Warehouse B1 First Drove Fengate Peterborough

Dear Sirs,

I am writing to express my concerns about the application for 'Proposed change of use from saw mill and timber storage to vehicle dismantling and recycling at Warehouse B1 First Drove Fengate Peterborough'

I am the owner and landlord of the adjacent property at First Drove, Fengate, presently occupied by CrisMoto Garage. My response to the application (13/00064/MMFUL) for change of use is based on consideration of some concerns as follows;

- **Commercial**
- **Security and Health & Safety**
- **Environmental**

Commercial: My tenant 'CrisMoto' will be negatively affected by the continued presence of the existing activity at the unit B1

- CrisMoto is well run, profitable with a long term plan, for growth and increasing its employment.
- Cris Kocot (the proprietor) conscientiously pays his business rates, rent, all insurances and taxes on time and without problem.
- Cris Kocot has made a significant investment to improve the appearance of the interior of the buildings and its surroundings to present a 'high quality and professional image' to potential customers.
- In addition there has been other significant investment to create a more skilled and professional service for customers such as the granting of a licence to undertake MOT testing.
- **The presence of the many scrapped and disassembled vehicle carcasses at Unit B1 and the physical state of its operations is detrimental to the commercial operation of CrisMoto, and also presents a poor aspect and 'run down' image for the immediate business area. (See attached images).**

Security and Health & Safety

- On inspection, the present vehicle dismantling and recycling operation at Warehouse B1 seems chaotic, with little apparent investment in site supervision, security or housekeeping
- There is already a **leakage of a large volume of waste engine oil or red diesel from a 1500 litre IBC vessel** in the back of an unlocked van – this was leaking in large volume and spilling its contents to the concrete surface below, causing widespread surface contamination (see attached image).
 - This creates a potential fire risk
 - This creates a potential environmental risk
 - Who is going to clean this up?
- My opinion is that a lack of care and appreciation of the risks involved creates a realistic and high potential for considerable **environmental damage or risk of damage from theft and fire.**
- The presence of many disassembled and partially fuelled vehicle carcasses at Unit B1 in open and inadequately secured storage may lead to a **risk of attracting general theft, with additional consequent risks to personal safety and of fire, particularly when the premises are unsupervised during 'out of business hours'.**

Environmental

Increased traffic along Fengate

- The proposal will lead to substantially increased vehicular traffic along Fengate
- There were concerns raised and satisfied, during CrisMoto application to establish an MOT station, about the impact on Fengate residents.
 - Will this consequent increase in the amount of traffic merit a further consideration?

Environmental Damage

- The presence of widespread, large amounts of waste engine oil and diesel fuel already recently spilled may potentially cause ground contamination both on the concreted surfaces and to adjacent un-surfaced ground.
- The careless or unmanaged handling and disposal of carcinogenic hydrocarbon materials (oil & fuels), toxic heavy metals and corrosive strong acids will present a significant risk to local ground contamination, and possibly a wider risk.
 - If ground contamination does occur, who will bear the responsibility and costs of re-instatement?

I hope you will consider my submission carefully and sympathetically.

Yours truly – Joe Waddicor





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