

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 23 APRIL 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 – 23 APRIL 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	19	13/00417/FUL – NEWARK COURT, 5-7 NEWARK AVENUE, DOGSTHORPE, PETERBOROUGH	Councillor Pam Kreling Councillor John Peach (Provisional) Councillor John Shearman Mr and Mrs Gardiner (Local Residents) Mr D Singh (Local Resident) Mr Stuart Walker (Consultant for Applicant)	Ward Councillor Ward Councillor Ward Councillor Objectors Objector Supporter

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BRIEFING UPDATE

P & EP Committee 23 April 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	13/00417/FUL	Newark Court, 5-7 Newark Avenue, Dogsthorpe, Peterborough, Demolition of the existing building and erection of health centre (Use Class D1) with associated car parking.

1 Letter of Support Received

Expresses the view that the development will be an improvement to the appearance of the existing development on site.

5 Additional Objections Have Been Received (summary of concerns below)

1. The increased traffic and congestion generated in an already extremely busy area, involving the (especially in peak periods) existing junction at Eastern Avenue, the local schools, the cemetery, a bank and a busy and very congested junction with traffic lights and pelican crossings, particularly around the times of the "School Run" and with many vehicles illegally parked on the footpaths/roadsides along the length of Newark Avenue.
2. The congestion, noise and general inconvenience caused during the proposed demolition of a substantial and desirable residential property (adjacent bungalow) to accommodate access and parking and the demolition of the existing building and construction of the new health facility itself. (It also begs the question of how the property owner of the adjacent bungalow may feel about this as this is not stated in the newsletter).
3. The disruption and congestion caused in the proposed construction of calming cushions, particularly in light of the previously noted illegally parked vehicles on the footpaths/road the length of Newark Avenue.
4. The travel chaos caused by the proposed construction of a further pedestrian crossing and the questionable safety and effectiveness of this with traffic inevitably backing up even further than at present at the traffic lights along the length of Eastfield Road in both directions.
5. The potential impact speed cushions would have on the emergency vehicles using Newark Avenue.
6. The potential impact that all of this work could have on the client group using the adjacent Mencap building.
7. A further point of concern for us is the possibility of Derby Drive becoming a rat-run for users of the Health Centre, or worse still, access being formally made available either from inception or later if the planned traffic arrangements prove unsuitable, via Nottingham Way/Derby Drive, narrow roads already congested with parked vehicles, students and narrow footpaths (where these do exist).
8. Crime and Anti Social behaviour issues, particularly 'out of hours' and how these will be prevented / managed (site security)
9. The potential visual and audible impact of security measures (lighting, alarms etc.) on the adjacent properties
10. Potential safety of traffic and pedestrians crossing to and from Eastern Avenue to Newark Court
11. Loss of privacy / security as it will become a commercial site if approved
12. The staff alone will mean 30 cars at the premises
13. Longer working day will mean more congestion, noise, disturbance etc for longer
14. Fundamental landuse / aesthetic change from quiet residential to commercial impacting of quality of life.
15. The additional traffic will make exiting Delamere Close more difficult especially in peak periods
- 16 The reopening of the secondary school on Reeves Way will make the traffic situation even worse
17. Height of the building will be intrusive and overbearing. A single storey building would be better
18. Noise and disturbance to existing residents from the comings and goings from the site

Comments from Cllr Miners

This new health Centre is essential for the community wellbeing of the residents I help to represent. The location has its good and bad points, but overall, if it satisfies the planners and public transport can be more synchronised with its operation, then it must also secure my consent.

Revision to Condition C15

The condition as worded is not sufficiently clear and would prevent a design solution to openable windows. It is recommended that the Condition read as follows:

C15 The glass identified on the approved drawings as being obscure (marked on the elevation plans as shaded dark grey or as annotated on the floor plans) shall have a minimum of level 3 obscurity and shall be retained in that form. Openable windows on the first floor shall be either top or bottom hung only and have restricted opening so that they cannot be opened more than 30cm (save for when maintenance operations are taking place) and shall be retained in that form.