

Minutes of a meeting of the Planning and Environmental Protection Committee held at the  
Town Hall, Peterborough on 16 December 2008

MEMBERS PRESENT:

Chairman - Councillor M Todd

Councillors Ash, Benton, C Burton, C Day, Hiller, Lane, Kreling, Nawaz and Walsh.

OFFICERS PRESENT:

Dale Barker, Principal Planner

Barry Fagg, Interim Head of Service, Planning and Development

David Loveday, Interim Development Control & Enforcement Manager

Julie Smith, Senior Engineer (Development)

Carrie Denness, Principal Solicitor

Martin Whelan, Partnership and Parish Support Officer

1. Apologies for Absence

Apologies for absence were received from Cllr Thacker and Cereste. Cllr Benton attended as a substitute. Members were advised of the resignation from the committee of Cllr Thacker, and noted that Cllr Nawaz had been appointed as her replacement.

2. Declarations of Interests

07/01769/R4OUT Cllr Burton declared that his late wife lived near the development, but  
& 07/01807/FUL that this would not affect his decision.

Cllr Todd declared that she was one of the Ward Councillors for the  
area, but that this would not affect her decision

3. Members Declarations of Intentions to make representations as Ward Councillor

N/A

4. Minutes of the previous meetings

The minutes of the meeting held 18<sup>th</sup> November 2008 were approved as a true and accurate  
record.

5. Development Control & Enforcement Matters:

5.1 07/01769/R4OUT – Residential development comprising up to 230 resident units with associated access road, car parking, amenity space and landscaping on the northern part of the former Hereward Community College Site, Reeves Way

The application sought outline planning permission for residential development comprising up to 230 dwellings with an associated access road, car parking, amenity space and landscaping. The Committee noted that all matters were reserved for detailed consideration at a later stage.

The Committee was advised that the access to the site would be via the former Community College access road off Reeves Way.

The amended indicative layout indicated that the proposed number of housing units could be achieved via a mix of three/four bedroom properties in the form of 2 to 3 storey houses and one/two bedroom flats in blocks between three and four storeys in height

The Committee noted that the application site is circa 4.64 hectares in extent and comprises the northern part of the former school site. It was noted that all units on the site would be available as market housing with the affordable need being met via the proposed development by Extra Care Charitable Trust.

**Resolved:** (9 for, 0 against, 1 did not vote) to authorise the Head of Planning Services to grant planning permission subject to;

- a) A scheme of mitigation measures to compensate for the loss of playing field being agreed with Sport England;
- b) A scheme of off site highway works to increase the capacity of the Reeves Way/Eastfield Road junction;
- c) The prior completion of a Planning Obligation under the provision of Section 106 of the Town and Country Planning Act 1990 in respect of life time homes (if not addressed via a condition), a fall back position for the delivery of affordable housing, off site highway works (if not addressed via conditions), education, primary care, off site highway works, bereavement, waste management, open space including improvement to the former school playing fields, travel plan and associated works, police and S106 monitoring fee;
- d) The conditions as outlined in the committee report, incorporating any necessary additions or modifications including those that may arise during negotiations on the proposed planning obligation; subject to the following changes;
  - The Committee resolved to alter condition 5 to include demolition
  - The Committee resolved to authorise the Chairman to determine the application via the Chairman's Delegation list if the objection from Sports England was withdrawn before the submission to Go-East.

**Reasons for the Decision:**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

1. The proposal would result in a loss of open space in a ward where there is a deficiency. Mitigation measures are, however, proposed. Subject to these being accepted by Sport England the proposal is considered to be acceptable in the context of policies LT3 and H7 of the Peterborough Local Plan (First Replacement)

2. The open space needs arising from the development can be addressed via a mixed on/off site provision in accordance with policies LT1 and LT2 of the Peterborough Local Plan (First Replacement).
3. Subject to a scheme of off site highway works in respect of the Reeves Way/ Eastfield Road junction it is not considered that the proposal would have any significant adverse impact upon highway safety or convenience. There is also potential within the development to provide for the needs of pedestrians and cyclists. The proposal therefore accords with policies T1, T7, T8, and T10 of the Peterborough Local Plan (First Replacement).
4. The development can be accommodated within the site without any significant adverse impact upon the amenities of the neighbouring properties and therefore accords with policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).
5. The detailed layout can be designed around the existing trees on the edge of the site in accordance with policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).
6. The impact of the proposed development upon the ecology of the site is considered to be acceptable. It, therefore, accords with policy LNE19 of the Peterborough Local Plan (First Replacement).
7. The impact of the proposed development upon archaeological remains can be addressed through the creation of a buffer zone to Car Dyke and additional archaeological investigation. The proposal therefore accords with policy CBE2 of the Adopted Peterborough Local Plan (First Replacement).
8. The community needs arising from the development would be met by the planning obligation in accordance with policy IMP1 of the Peterborough Local Plan (First Replacement).

5.2 07/01807/FUL - CONSTRUCTION OF RETIREMENT COMPLEX COMPRISING 260 APARTMENTS WITH ASSOCIATED COMMUNAL FACILITIES, CAR PARKING, AMENITY SPACE, LANDSCAPING AND ACCESS AT SOUTH PART OF FORMER HEReward COMMUNITY COLLEGE, REEVES WAY, EASTFIELD, PETERBOROUGH

Planning permission was sought for the construction of a retirement complex comprising 260 one and two bedroom apartments, with associated communal facilities, car parking, amenity space, and landscaping.

The committee was advised that the proposed development would be a mixture of three and four storeys elements (9m and 12m to eaves respectively). The development would include an affordable housing element (in the form of rented/shared equity) with the remaining apartments available for owner occupation. Communal facilities are proposed in the form of a 'village centre' and would comprise a village hall, small convenience shop, hairdresser, gym, restaurant, café, bar, library etc. Whilst these facilities would predominantly be for residents, ExtraCare would also operates a 'Friends' scheme under which people aged 55 and over, and living within the surrounding community (1 mile radius), can access these facilities.

Access to the development was proposed to be from the recently approved extension to Park Lane (planning application 07/01683/R4FUL refers) which will also serve the refurbished St John Fisher & St Thomas More Schools.

170 car parking spaces are proposed, within three car parks. Provision is also made for motorcycle and cycle parking. The proposed amenity spaces include a bowling green, winter garden, and galleria, together with external landscaping, including a nature area.

The application site is some 3 hectares (7.4 acres) in extent and comprises the southern part of the former Hereward Community College site. It is proposed that all the units on the northern part of the site would be available as market housing with the affordable housing need being met via the development subject of this application (please see further assessment under section 7a below).

**Resolved:** (9 for and 1 did not vote) to authorise the Head of Planning Services to grant planning permission subject to;-

1. A scheme of mitigation measures to compensate for the loss of playing field being agreed with Sport England;
2. The prior completion of a Planning Obligation under the provision of Section 106 of the Town and Country Planning Act 1990 in respect of the delivery mechanism for affordable housing, life time homes (if not addressed via a condition), primary care, bereavement, waste management, travel plan and associated works, police, the 'friends' scheme and S106 monitoring fee;
3. The following conditions, incorporating any necessary additions or modifications including those that may arise during negotiations on the proposed planning obligation;
4. The conditions as outlined in the committee report, incorporating any necessary additions or modifications including those that may arise during negotiations on the proposed planning obligation; subject to the following changes;
  - The Committee resolved to alter condition 15 to include demolition
  - The Committee resolved to authorise the Chairman to determine the application via the Chairman's Delegation list if the objection from Sports England was withdrawn before the submission to Go-East.

#### **Reasons for the Decision:**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

1. The proposal would result in a loss of open space in a ward where there is a deficiency. Mitigation measures are, however, proposed. Subject to these being accepted by Sport England the proposal is considered to be acceptable in the context of policies LT3 and H7 of the Peterborough Local Plan (First Replacement)
2. The development would not have any significant adverse impact upon highway safety or convenience and the layout provides for the needs of pedestrians and cyclists. The proposal therefore accords with policies T1, T7, T8, and T10 of the Peterborough Local Plan (First Replacement).

3. The development can be accommodated within the site without any unacceptable adverse impact upon the amenities of the neighbouring properties and therefore accords with policies DA1 and DA2 of the Peterborough Local Plan (First Replacement).

4. The impact of the proposed development upon the ecology of the site is considered to be acceptable. It, therefore, accords with policy LNE19 of the Peterborough Local Plan (First Replacement).

5. Existing boundary planting will be retained and a detailed landscaping scheme will be submitted. As such, the proposal accords with policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

6. The protection of any archaeological remains associated with the Car Dyke can be secured by planning condition. This is acceptable in accordance with policy CBE2 of the Peterborough Local Plan (First Replacement).

7. The community needs arising from the development would be met by the planning obligation in accordance with policy IMP1 of the Peterborough Local Plan (First Replacement).

5.3 08/01120/FUL: ERECTION OF A 4-BEDROOM BUNGALOW AND SINGLE GARAGE WITH REAR BOUNDARY WALL – RETROSPECTIVE REVISED SCHEME AT 78-80 WELLAND ROAD, PETERBOROUGH

Retrospective permission was sought for a bungalow, which is structurally complete and situated at the rear of the plot, close to the boundary on two sides. The development also includes a detached garage close to the boundary on the south-west side. The committee noted that access to the site is via a drive alongside 78 Welland Road.

Two Ward Councillors (Saltmarsh and Miners) addressed the committee and raised a number of concerns in relation to the development. Issues in relation to adverse effect on residential amenity; contravention of previous plans and lack of privacy were raised. The applicant addressed the committee and explained the reasons for proceeding with the development not in accordance with the agreed plans.

**Resolved:** (8 for, 1 against, 1 did not vote) to refuse permission for the development.

**Reasons for the Decision:** The application was rejected for being contrary to planning policies DA2 and DA6.

The Committee resolved to alter the order of the agenda.

5.5 08/01383/R3FUL: PHASE 1: THE CREATION OF PUBLIC SPACE IN CATHEDRAL SQUARE, INCLUDING RESURFACING, CHANGE IN LEVELS AND ENGINEERING WORKS TO PROVIDE WATER FOUNTAINS.

PHASE 2: CREATION OF PUBLIC SPACE ON LAND TO THE WEST OF ST JOHN'S CHURCH, INCLUDING CHANGE IN LEVELS AND RESURFACING. CHANGE IN LEVELS TO THE SOUTH AND WEST OF ST JOHN'S CHURCH AND PROVISION OF ARCHITECTURAL LIGHTING AT LAND AT CHURCH STREET INCLUDING CORN EXCHANGE, ST JOHNS CHURCH, CATHEDRAL SQUARE AND AREA ADJACENT TO MISS PEARS CUMBERGATE

Permission was sought for a two part application.

The committee was advised that phase 1 was the area to the east of St John the Baptist Church within Cathedral Square and included the introduction of a water feature in the

form of two grids comprising a series of jets. The jets will be set out on a grid at 3 metre spacings in a north-south orientation and 4 metre in an east-west orientation with a clear diagonal spacing of approximately 11 metres between the two grids allowing people to move between them. The proposals also included the resurfacing of the with York Stone and Granite around the water jets. Seating will be provided to the north and south of the fountains. The pumps and purification plant which are required for the operation of the jets will be housed in the disused public toilets beneath the square and a new structural slab will be built over the toilets level with the surface of the square.

The committee were advised that Phase 2 was the area to the west and south of St John the Baptist Church. The area to the west of the Church is to become a public square, part of this area is currently occupied by the Corn Exchange Building. The proposal provides for an area of public open space comprising a paved area surfaced in York Stone slabs and a grassed area set within two terraces accessed via steps and a graded route within the lawns centred on the West front doors. The northern edge of the square will be bounded by a row of pleached trees to a height of approximately 5 metres with clear stems of approximately 2.5 metres. Double sided seating was proposed to the west of this space approximately 6 metres from the Queens Street buildings and three planters will define the southern edge. This area will hereafter be referred to as St John's Square. Railings to the west and south of the church will be removed and replaced with a combination of steps and graded routes to provide access to the lower level church. A small area within Cumbergate to the east of Miss Pears will be resurfaced in York Stone and is part of this application.

A lighting scheme was also submitted as part of the application to provide safe and well light routes both functional and architectural.

The Committee received representations the Peterborough Civic Society in objection to the scheme. The concerns focussed on change of levels, lawns/trees and light, but in light of proposed revised conditions welcomed the application. Representatives of Opportunity Peterborough addressed the committee, and provided clarification on the scheme, associated consultation, technical details and the wider implications of the scheme.

**Resolved:** (8 for and 2 did not vote) to approve the application.

**Reasons for the Decision:** Subject to the imposition of the conditions in the committee report, the proposal was deemed acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

- For the reasons given above it is considered that the proposal will provide a well designed public open space which is accessible, permeable, versatile and gives priority to pedestrians and will add to the vitality and viability of the city centre. Through the use of high quality materials the scheme complements the surrounding architecture and historic built form and enhances the character and appearance of the Conservation Area. There are some elements of the scheme which could be improved, namely the deletion of the grassed areas and the pleached trees within St Johns Square, however, this space will allow a much improved setting for Grade I Listed St John the Baptist Church.
- The proposal accords with PPS1, PPS6 and PPG15, policies PB1, SS5, SS6, ENV6, ENV7 of the East of England Plan and policies CBE1, CBE2, CBE3, CBE7, CC14, CC16, CC17, CC18, DA1, DA2, DA7, DA11, DA12, T1, T3 and T4 of the Adopted Peterborough Local Plan (First Replacement).

The Committee also resolved to add an informative to permit the archaeological officer to keep a watching brief on the development of the scheme.

5.4 08/01233/FUL - SINGLE STOREY SIDE AND REAR EXTENSION AND NEW GARAGE TO REAR AT 1085 BOURGES BOULEVARD

The committee received a proposal to revise a permission approved in July 2007 (07/01150/FUL) to increase the size of the extension to the side and rear of the dwelling. The committee noted that the extension and garage had been substantially completed.

**Resolved:** (5 for, 3 against and 2 did not vote) to approve the application subject to the condition included in the update report requiring the garage to be used solely as a garage.

The committee further resolved that the applicant should be sent a letter regarding his conduct in relation to this matter.

**Reasons for the Decision:** The extension can be satisfactorily accommodated on the site, and would not adversely affect the character of the area and would have no adverse impact on the amenities of occupiers of nearby properties and therefore comply with policy DA2 of the Peterborough Local Plan 2005 (First Replacement).

6. Strategic and Policy

6.1 Amendment to Local List for validation of Planning Applications

The committee received report seeking permission to begin consultation on a revision to the local list for validation. The committee accepted the recommendation without discussion.

The meeting ended at 17.30

Chair

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