

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 9 JULY 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.

MPs will be permitted to address Committee when they have been asked to represent their constituents. The total time allowed for speeches for MPs will not be more than five minutes unless the Committee decide on the day of the meeting to extend the time allowed due to unusual or exceptional circumstances.

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 – 9 JULY 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
5.1	25	13/00606/HHFUL – 13 NOTTINGHAM WAY, DOGSTHORPE, PETERBOROUGH, PE1 4NF	Councillor John Peach Councillor John Shearman Mr Rod McDonald (Local Resident)	Ward Councillor Ward Councillor Objector
5.2	33	13/00652/OUT – 95 THORPE ROAD, PETERBOROUGH, PE3 6JQ	Councillor Nick Arculus Mr N Trivedi (Local Resident) Mr Dale Barker	Ward Councillor Objector Agent
5.3	53	13/00285/OUT – LAND OFF CORIANDER DRIVE, HAMPTON VALE, PETERBOROUGH	Ms Gail Revill and Mr Ron Henry	Agent
5.4	75	13/00432/WCMM – COOKS HOLE, LEICESTER ROAD, THORNHAUGH, PETERBOROUGH	Parish Councillor Martin Witherington Parish Councillor Richard Clarke Mr John Gough	Parish Councillor (Thornhaugh) Parish Councillor (Wansford) Applicant

5.5	91	13/00434/WCMM – COOKS HOLE, LEICESTER ROAD, THORNHAUGH, PETERBOROUGH	Parish Councillor Martin Witherington Parish Councillor Richard Clarke Mr John Gough	Parish Councillor (Thornhaugh) Parish Councillor (Wansford) Applicant
5.6	105	13/00608/FUL – 1A PETERBOROUGH ROAD, CROWLAND, PETERBOROUGH, PE6 0AD	Mr D Landgrebe Mr J Dadge	Applicant Agent

BRIEFING UPDATE

P & EP Committee 9 July 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	13/00606/HHFUL	13 Nottingham Way, Dogsthorpe, Peterborough, PE1 4NF. Conversion of garage to living accommodation.

Two further objections have been received from local residents. In addition to those objections already detailed in the report, the following has been raised:

- The lack of planned amenities would create disturbance to the local residents, as there is to be no kitchen or laundry facilities.
- The position of the garage is close to the footpath and there will be little privacy to both the neighbours, passers by not to mention the would be residents
- The proposed services, particularly the boiler flue will create an eyesore
- Unsure as to why this application is being considered when rooms within the existing house may be converted to living accommodation for elderly relatives.

2.	13/00652/OUT	95 Thorpe Road, Peterborough, PE3 6JQ . Construction of a 2 bedroom dwelling.
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1 x letter of objection

- The footprint of the building and associated driveway would reduce the amount of garden that currently absorbs water from rainfall and run-off from existing properties along Thorpe Road, and would lead to an increase in surface run-off and associated risk of flooding to properties at Riverside Gardens.

1 x letter of support

- the proposal is appropriate and environmentally balanced; and
- the proposal would improve the security of back gardens.

Police Architectural Liaison Officer

No objection - I would assess Crime in the immediate area of 95 Thorpe Road to be moderate to low. 7 crimes have been committed in the past 3 years. In Crime Prevention Design Terms, placing a home within the rear garden of this property may provide some benefits in improving the active surveillance to the rear of neighbouring homes. However I do not consider that these benefits should be given any significant weight in determining this application.

3.	13/00285/OUT	Land Off Coriander Drive, Hampton Vale, Peterborough. Residential development of up to 125 dwellings, means of access, open space and associated infrastructure works.
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The agent has confirmed that, as with other parts of Hampton, if planning permission is granted for this development that O & H intend to carry out certain works within the development and to sell the residential parcels to third party house builders. In light of this approach some flexibility is needed in respect of the discharge of certain conditions as not all of the relevant information will be available at the same time. Amendments to conditions 10 (Surface Water Drainage), 11 (Foul Drainage), 17 (Construction Management Plan and 18 (Lighting) are, therefore, recommended in order to allow a phased approach to development. Minor alternations are also recommended to conditions 13 (hard/soft landscaping), 14 (southern bank), 27 (updated ecological information) and 30 (open space/play provision) to make them clearer/ in the interests of completeness. The updated wording for the conditions is as follows:-

- C10 Prior to the implementation of each reserved matters application, except those relating solely to soft landscaping/open space a detailed scheme of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy should include the following as relevant to each reserved matters application:-
- Full and up to date design details of the proposed drainage system including the detailed specification of any drainage elements
 - Confirmation of where the drainage system will discharge its water to with the appropriate approval from the body responsible for that receiving water body.

- Details of the ownership and responsibility for maintenance of all the drainage elements for the life of the development. If appropriate, details of adoption of any drainage elements.

Reason: To prevent the increased risk of flooding on and off site, to improve and protect water quality in accordance with Policy CS22 of the adopted Core Strategy and the National Planning Policy Framework.

- C11 Prior to the implementation of each reserved matters application except those relating solely to soft landscaping/ open space or the attenuation pond for the Western Peripheral Road a scheme, including any phasing, of foul water drainage including on and off site connections shall be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.
Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with policy CS22 of the adopted Core Strategy and National Planning policy Framework.
- C13 The hard and soft landscaping scheme to be submitted as reserved matters shall include the following details as relevant:
- Planting plans including trees, species, numbers, size, density of planting and proposed time of planting as well as means of protection and maintenance;
 - An implementation programme (phased developments);
 - Hard surfacing materials;
 - Boundary treatments;
 - Refuse areas;
 - Cycle parking provision for any flatted schemes.
 - Measures to promote Biodiversity
- C14 Prior to the commencement of development a detailed plan of the existing banked area along the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include existing and proposed spot heights along with a cross section. The development shall thereafter be carried out in accordance with the approved detail.
Reason: In order to protect and safeguard the amenities of the adjoining and future occupiers, in accordance with policy CS16 of the adopted Core Strategy DPD.
- C17 Prior to the implementation of each reserved matters application a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The construction Management Plan shall include the following as relevant:-
- * Haul Routes to and from the site
 - * Hours of working
 - * Parking, Turning and Loading/Unloading areas for all construction/contractors vehicles
 - * Site compounds/storage areas
 - * Details of wheel cleaning or road cleaning equipment;
 - * A noise management plan including a scheme for the monitoring of construction noise;
 - * A scheme for the control of dust arising from building and site works
 - * Details of remedial measures to be taken if complaints arise during the construction period.
- The development shall thereafter take place in accordance with the approved Construction Management Plan.
Reason: In the interests of the amenity of the area and highway safety in accordance with policy CS16 of the adopted Core Strategy and policies PP3 and PP12 of the adopted Planning Policies DPD.
- C18 Within three months of the implementation of each reserve matters application except those relating solely to soft landscaping, open space and the attenuation pond to the Western Peripheral Road details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the design of the lighting columns, their locations and LUX levels for both the access roads and individual plots. The lighting scheme shall thereafter be implemented in accordance with the approved details prior to the first occupation of the site in terms of streetlighting and prior to the first occupation of the plot to which it relates in the case of on plot lighting.
Reason: In the interests of residential amenity in accordance with policy CS16 of the adopted Core Strategy.
- C27 If the development has not commenced within two years from the date of this permission then the

site shall be resurveyed and the Phase 1 Habitat Survey report shall be updated . The results of the survey shall thereafter be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the ecological interests of the site, especially given its position adjacent to Orton Pit in accordance with policy Cs21 of the adopted Core Strategy.

C30 The plans and particulars to be submitted under condition 1 shall include detail of the proposed recreational facilities to include 1 play area, an activity trail and 1ha of playing field including a timetable for their implementation. These facilities shall thereafter be laid out in accordance with the approved detail and timetable.

Reason: In order to ensure adjacent on site open space/play provision and its delivery in an appropriate timescale in accordance with polices PP4 and PP14 of the adopted Planning Policies DPD.

4.	13/00432/WCMM	Cooks Hole, Leicester Road, Thornhaugh, Peterborough. Variation of condition C11 of planning permission 12/01544/WCMM dated 25/01/2013 - to amend operating hours.
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An additional objection has been received from the owner of Thornhaugh Hall who objects to the additional hour both in the morning and evening as it will subject Thornhaugh Hall to further noise and dust.

5.	13/00434/WCMM	Cooks Hole, Leicester Road, Thornhaugh, Peterborough. Variation of condition C11 of planning permission 12/01545/WCMM dated 25/01/2013 - to amend operating hours.
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As above.

6.	13/00608/FUL	1A Peterborough Road, Crowland, Peterborough, PE6 0AD. Continued use of former barn as 2 bed dwelling – Retrospective.
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No Further Comments

7.	13/00717/FUL	Land To The West Of McDonalds, Crowland Road, Eye, Peterborough. Development of site for the sale of cars and light vans.
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Comments have now been received from **Eye Parish Council** who, whilst raising no objections, have expressed their wish for any buildings on the site to be of a permanent nature and not portacabins.

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