

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 23 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 – 23 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
3.1	5	13/00849/WCPP – LONGTHORPE MEMORIAL HALL, 295 THORPE ROAD, PETERBOROUGH, PE3 6LU	Councillor Nick Arculus Mr Nick Kennedy Mr Wappat	Ward Councillor Objector Applicant
3.2	13	13/00656/HHFUL – 294 CROMWELL ROAD, MILLFIELD, PETERBOROUGH, PE1 2HR	Councillor Nazim Khan Zahida Azam Mr Arif and Ms Lyn Hayward	Ward Councillor Objector Applicant and Agent
3.3	19	13/00789/HHFUL – 20 GRANGE ROAD, WEST TOWN, PETERBOROUGH, PE3 9DR	Councillor Gul Nawaz Councillor Ed Murphy	Ward Councillor Ward Councillor
3.4	27	13/00695/FUL – GLADSTONE PARK COMMUNITY CENTRE, BOURGES BOULEVARD, PETERBOROUGH, PE1 2AU	Councillor Nazim Khan	Ward Councillor

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BRIEFING UPDATE

P & EP Committee 23 July 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	13/00849/WCPP	Longthorpe Memorial Hall, 295 Thorpe Road, Peterborough PE3 6LU , Variation of condition C2 (Operational Hours) of planning permission 10/01598/FUL - Installation of external downlighting to tennis courts 3 and 4.

Five letters of objection have been received from local residents on the following basis:

- There are no valid reasons why the operational hours of the floodlights should be changed.
- Longthorpe is a conservation area of some beauty. The floodlights are clearly visible when lit and unlit which detracts from the rural aspects of the conservation area. The additional hours of operation will have a detrimental effect on the environment and conservation area.
- Preserving the ability to see the night sky is a national focus, and is seen as a quality of life issue for people in local communities, as well as astronomers and amateur star gazers. The additional hours can only have a detrimental impact on this.
- Local residents have school-age children whose bedrooms back on to the tennis courts and the sound of tennis balls, shouting and grunting prevents children from getting to sleep, revising or doing homework.
- The existing Village Hall car park has already been deemed too small to meet the demands of users from the hall, Bowls Club and Tennis Club and an overflow car park has had to be created on the playing field to the south. Taking up green field space to accommodate cars cannot be considered environmental friendly in a City that aspires to be the Environment Capital of the UK.
- Overspill cars from the use of the Village Hall, park on Thorpe Road outside the Post Office and beyond which creates disturbance to local residents due to car blind spots.
- Concern that the proposal will increase traffic flows and parking throughout the immediate area.
- The increase light will result in light pollution and loss of beauty in this residential conservation area.
- Concern about the potential devaluation of property values.
- There is a danger that the Tennis Club has grown too quickly for its location and the majority of members live outside of Longthorpe. The standard of court surface is the same as that at Virgin Active Health, less than a mile away, which is more appropriately located for floodlighting.
- The proposal goes against the previous views of the Planning Committee and no evidence has been submitted to overturn these views. If longer hours were considered unacceptable then, it continues to be unacceptable.
- The tennis club membership has increased since the addition of the floodlights, with a corresponding increase in noise, nuisance and disturbance to nearby residents. Extension of the playing hours would further exacerbate this.
- The playing league runs for a total of 15 weeks, from 8th May to 19th August and even in the event of rescheduling games owing to inclement weather, there is a final cut-off for matches of 14th October.
- Believe that this application is part of a deliberate, on-going process over the last few years to keep extending the playing hours and membership numbers by the Tennis Club

In addition, a petition of 17 signatories against the proposal has also been received

Comments have been received from Councillor Matthew Dalton stating that the club should consider what is fair for local residents. The proposal may tip the balance between the local sporting offer and providing a peaceful local environment for local people. Committee should consider the matter carefully before making any decision to approve the application.

2.	13/00656/HHFUL	294 Cromwell Road, Millfield, Peterborough, PE1 2HR, Construction of a first floor rear extension and alterations to the existing roof to form a hipped roofline, with eaves height raised to match that of adjacent pitched roof to the main house.
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One letter of objection has been received from the immediately adjoining neighbour (No.292 Cromwell Road). Their objection is on the following grounds:

- The existing ground floor dining room and first floor bedroom already blocks light and creates an enclosed space which feels confined.
- The proposed extension is over-sized and overbearing (as has been commented in the Officer's report).
- The proposed bathroom window will directly overlook my house and garden (even though obscure glazed).
- The proposed extension will affect the re-sale and value of my property and quality of life
- I totally agree with the Planning Officers' assessment and recommendation and hope that this is upheld by the Committee.

The objections above have already been considered within the main report however potential impact upon re-sale and loss of property value are not material planning considerations.

3.	13/00789/HHFUL	20 Grange Road, West Town, Peterborough, PE3 9DR, Construction of two storey side and rear extensions, first floor side extension, single storey rear extension and canopy at front – retrospective.
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Councillor Murphy, Ward Councillor, has commented that he is in agreement with the officer recommendation.

4.	13/00695/FUL	Gladstone Park Community Centre, Bourges Boulevard, Peterborough, PE1 2AU, Construction of a new-build two storey primary school, works include refurbishment of the existing Veranda Centre and Community Centre in addition to two new build link buildings. Change of use of part of the public open space to a dual use of school playing facilities (during school hours only) and community sports facilities. Laying out of sports facilities including a Multi Use Games Area and construction of Weldmesh fencing. Closure of section of the existing off-road cycleway, and upgrading of footway to provide shared foot/cycleway.
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Location of solar panels

The solar panels will be located on the roof of the new teaching block. There will be no significant or detrimental visual impact.

Location and design of roof vents and flues

Further information has been provided. There will be ventilation cowls on the roof as part of the ventilation system, and two small vent pipes. There will be no significant or detrimental visual impact.

Status of the submitted Travel Plan

The submitted Travel Plan was prepared by a Consultant. It does not appear that there was any input from the school, however it is understood that the school are committed to the Travel Plan process.

It is therefore considered that a condition should be used to secure a Travel Plan that the school can commit to (C 23 below).

Clarification on timing of closure of cycle route and provision of new route

It is proposed to close the existing cycle route at the commencement of development, and the footway upgrading will take place at the end of works. This means that for about a year cyclists will have to divert along Old Bourges Boulevard. Most of the time this is a fairly quiet road. It is inevitable that at some busy periods cyclists might be slightly delayed by traffic on the road, but in the longer term the new facility will offer a direct link.

The existing cycle path does not have the legal status of a cycle path, however Sustrans have registered it as a route. At pre-application stage the Highway Engineer discussed the proposal with a representative of Sustrans who raised no objection to the proposed changes.

Use for basketball

The Games Court/Multi-Use Games Area will be suitable for use for basketball, but not used for this sport all the time. It may be considered that, as part of the Community Management Agreement, a restriction should be placed on the hours of use for this sport; or the situation could be kept under review once the facilities are in use. As the facilities will be managed rather than open to the public at all times, any problems caused by the playing of basketball can be dealt with if/when they arise.

Location of Multi Use Games Area (MUGA)

Re-locating the MUGA has been discussed with the applicant. They have advised that due to the limited space available, and the number of facilities to be accommodated, the effect of moving the MUGA to the west side of the site would be to reduce the facilities available. There would not be room for the running track, and the two grass pitches would have to be reduced in size if relocated, as the building and the landscaping/circulation space kinks out.

Although the MUGA is closer to dwellings than would normally be supported, it will be a managed facility and hours of use and lighting will be restricted.

Revised condition – construction of MUGA

The report includes a condition relating to details of the construction of the all weather pitch and the MUGA. This condition is worded to require details prior to the commencement of development. It has been agreed with Sport England that the details can be agreed prior to commencement of works on those particular features rather than prior to the commencement of any work on site.

It is therefore recommended that Condition 19 is reworded as set out below.

Accident data

Section of the main report refers to a condition to look further at the pedestrian crossing facilities on Gladstone Street. This condition was not included in the main report, so an additional Condition is set out below (C24).

Additional Comments Received

A comment has been received from a Governor of Gladstone School. He has commented that the Governing body has asked for a 20mph speed limit during the school day/term times on Bourges Boulevard, or for speed bumps to be installed. This request has been passed to the Highway Authority, and the Governor has asked for a planning condition to be imposed to secure the change.

Local Highway Authority Reply - Neither the implementation of a 20mph speed limit nor traffic calming are required as part of the works associated with the new school. It is not considered necessary or appropriate to impose the condition requested by the Governor as the measures are not required as a direct result of the proposal. The issue will be looked at by the LHA outside the planning process.

Recommendation:

Officers recommend that Members grant consent as set out in the original report, but subject to the following revised/additional conditions:

C2 Development shall take place in accordance with the following plans and documents:

- **Location plan GP.016.044.GA.101 Rev P02**
- **Overview GP.016.044.GA.102 Rev P02**
- **Ground floor plan 300-01-Rev09**
- **First floor plan 300-02-Rev10**
- **Elevations Teaching Block 360-02-Rev08**
- **Elevations (Rear and Perspective) 360-03-Rev08**
- **Elevations (West and Rear) 360-04-Rev06**
- **Trees to be retained and removed GP.016.044.GA.106 Rev P03**
- **Arboricultural Implications Assessment and Arboricultural Method Statement.**
- **Written Scheme of Investigation for an Archaeological Investigation**
- **Site Logistics and Traffic Management Plan reference SLTMP/GPS(BBS)/01**
- **Below Ground Drainage Layout Sheet 1 of 3 21749-D01 Rev CP02**
- **Below Ground Drainage Layout Sheet 2 of 3 21749-D02 Rev CP02**
- **Below Ground Drainage Layout Sheet 3 of 3 21749-D03 Rev CP02**
- **Drainage Construction Details Sheet 1 21749-D20 Rev CP01**
- **Drainage Construction Details Sheet 2 21749-D21 Rev CP01**
- **Drainage Construction Details Sheet 3 21749-D22 Rev CP01**
- **Drainage Construction Details Sheet 4 21749-D24 Rev CP01**
- **Below Ground Drainage and Road Construction Notes 21749-D30 Rev CP01**
- **Manhole Schedule 21749-D31 Rev CP02.**

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

C19 Prior to work commencing on the proposed all-weather pitch and multi-use games area, a full technical specification for their construction shall be submitted to and approved in writing by the local planning authority. The specification shall include details of surfacing, marking, boundary treatment and fencing. Development shall thereafter be carried out in accordance with the approved details prior to the new school being brought into use.

Reason: To ensure the facilities are built to Sport England/National Governing Body technical specifications, in the interests of recreational provision and in accordance with Policy CS19 of the adopted Peterborough Core Strategy DPD.

C23 Prior to the new teaching block being brought into use a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be written in accordance with current industry best practice including guidance of the Department of Transport. The development shall thereafter be occupied/operated in accordance with the approved travel plan or a plan as subsequently modified and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting sustainable transport and development in accordance with Policy CS14 of the adopted Peterborough Core Strategy.

C24 Within two months of the commencement of development an assessment in respect of the need for a formal crossing over (old Bourges Boulevard shall be submitted to the Local Planning Authority for approval in writing. The assessment shall be based on existing data relating to accidents in the vicinity of the existing Gladstone School site. If it is agreed with the Local Planning Authority, following the submission of the assessment, that a formal crossing is required, details of the crossing type and location shall thereafter be submitted to and agreed in writing by the Local Planning Authority. The formal crossing shall be installed and ready for use before the new teaching block is brought into use.

Reason: In the interests of Highway safety in accordance with Policy CS14 of the adopted Peterborough Core Strategy.

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