

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 5 NOVEMBER 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 – 5 NOVEMBER 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	25	13/01478/PRIOR – 48 HALL LANE, WERRINGTON, PETERBOROUGH, PE4 6RA	Councillor Paula Thacker Mr and Mrs Alexander (Local Residents)	Ward Councillor Objectors
4.3	49	13/01318/OUT – 30B LINCOLN ROAD, GLINTON, PETERBOROUGH, PE6 7JS	Councillor John Holdich Parish Councillor Robert Johnson Mr J Marsh (Local Resident)	Ward Councillor Glinton Parish Councillor Objector

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BRIEFING UPDATE

P & EP Committee 5 November 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	13/01478/PRIOR	48 Hall Lane, Werrington, Peterborough, PE4 6RA , Single storey rear extension Distance from rear wall of original dwelling house: 6.23m Maximum height: 3.9m (height to eaves: 2.35m)

Following publication of the Committee Report, a revised drawing has been submitted which removes the two proposed high level windows to the side elevation of the extension. It is considered that the removal of these windows removes any perception of overlooking to the neighbouring property (No.46 Hall Lane) and accordingly, overcomes those specific concerns expressed by the neighbouring occupant (albeit not all objections).

Notwithstanding this revision, Officers maintain their consideration that the proposal will not result in any unacceptable impact to the amenities of neighbouring occupants and the recommendation to approve prior approval stands.

2 .	13/01245/R3FUL	Land To The Rear Of 106 - 118A Thistle Moor Road And 1- 21 Keeton Road, New England/ Fulbridge School Keeton Road , New single storey school building comprising of 8 No. classrooms, studio/stage, amenities, play areas, landscaping and parking; and new classroom to existing school and minor alterations to existing school elevations.
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Final comments from Landscape Officer:

T7 is shown to be removed but it may be possible to retain it without compromising access / egress of construction traffic without the need to remove this tree?

Officer response: Having consulted with the Highways Engineer, it is considered that there is space within the site to reposition the access to avoid incursion on the tree 'T7'. The details would be secured by condition.

Pollution Control Officer Comments: The following conditions are recommended

- The developer should consult the Council to agree how the Local Authority's Code of Construction Practice will be applied to the proposed development. As part of the process, a Construction Management Plan (CMP) will need to be agreed and on agreement implemented. Within the CMP, potential issues relating to Noise, Dust and construction activities must be addressed.
- No construction activity or vehicular movement shall take place before 07:00 or after 19:00hrs Monday to Friday or before 07:30 or after 13:00hrs on Saturdays and not at all on Sundays or Bank Holidays.
- If during development, contamination not previously considered is identified, the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA. The development shall thereafter not be carried out in complete accordance with the approved scheme.
- Before the occupation of the school hereby permitted, a scheme should be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site (e.g. plant/fan/extract noise). These provisions could include physical and/or administrative measures.

- Lighting installed on the site shall not exceed the obstructive light limitations for sky glow, light into windows, source intensity and building luminance specified in environmental zone E3 in the Institution of Lighting Engineers document 'Guidance Notes for the Reduction of Light Pollution (Revised) (2005). In circumstances where reasonable concern arises from resultant lighting levels the applicants will be required to demonstrate compliance with the condition, e.g. by measurement or calculation.

Amendment to conditions:

Condition 2 (revised wording):

No development other than groundworks and foundations shall take place until details/samples of the materials to be used in the construction of the external surfaces of the buildings/extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details of the following shall be submitted:

- external surfacing materials (walls and roof samples);
- windows;
- doors; and
- rainwater goods.

Development shall be carried out in accordance with the approved details.

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).

Condition 3 (revised wording):

Lighting installed on the site shall not exceed the obstructive light limitations for sky glow, light into windows, source intensity and building luminance specified in environmental zone E3 in the Institution of Lighting Engineers document 'Guidance Notes for the Reduction of Light Pollution (Revised) (2005). In circumstances where reasonable concern arises from resultant lighting levels the applicants will be required to demonstrate compliance with the condition, e.g. by measurement or calculation.

Reason: In order to protect neighbouring amenity and in accordance with policy CS16 of the Adopted Peterborough Core Strategy DPD (2011) and policy PP3 of the Peterborough Planning Policies DPD (2012).

Condition 7 (revised wording):

Prior to the commencement of any development hereby approved details of widening of the access to the proposed school site (between the highway and the existing car park) shall be submitted to and approved by the Local Planning Authority. The access shall avoid incursion on the root protection area to tree 'T7' which is to be retained. The access shall be implemented in accordance with the approved details prior to the occupation of the school.

Reason: In the interests of highways safety in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD.

Condition 9 (revised wording):

Prior to the commencement of any development hereby approved a revised Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall include plans showing the proposed haul routes to the existing school site and the proposed school site. Any areas where temporary parking restrictions will be required shall also be identified and shown on a plan. The CMP will also need to address potential issues relating to noise, dust and construction activities.

Reason: In the interests of highways safety and neighbouring amenity and in accordance with Policies PP3 and PP12 of the adopted Peterborough Planning Policies DPD.

Condition 12 (revised wording):

No development or other operations shall commence on site until the a scheme for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the

subject of a Tree Preservation Order currently in force, has been implemented. The scheme shall include the protection of tree 'T7' which shall be retained due to its positive contribution to the visual amenity of the area. No development or other operations shall take place except in accordance with the approved protection scheme.

No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and protection of existing landscaping features, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012).

Condition 15 (revised wording):

Before the occupation of the school hereby permitted, a scheme should be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site (e.g. plant/fan/extract noise). These provisions could include physical and/or administrative measures.

Reason: In the interests of the amenities of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Condition 18 (fire hydrants) – deleted. This will be covered by Building Regulations.

Condition 20: Deleted as it is not possible to condition this matter in this instance.

Additional Conditions:

Condition 21:

No construction activity or vehicular movement shall take place before 07:00 or after 19:00hrs Monday to Friday or before 07:30 or after 13:00hrs on Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Condition 22:

If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121 and Policy PP20 of the Peterborough Planning Policies DPD (2012).

3 .	13/01318/OUT	30B Lincoln Road, Ginton, Peterborough, PE6 7JS , Erection of 14 no dwellings including demolition of 30B Lincoln Road.
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Comments received from Councillor Lamb (04.11.2013):

‘Councillor Lamb concurs with the comments made by the Ginton Parish Council, particularly those relating to safety and access, as she is very concerned around this point. She further concurs with the requested addition conditions as proposed by the Parish Council’.

Comments made by Neighbour in Addition to Original Representation:

1. Site Location Plan does not show the existing small traffic calming structures which narrow the Lincoln Road carriageway and are placed in line with the north boundary of 30B. These could influence the entrance and exit for large vehicles into the proposed new road.
Officer response: The submitted Location Plan is provided to indicate the extent of the application site only and is not a technical drawing to be approved. Notwithstanding this, the Local Highway Authority has fully considered the proposal, including the impact upon the adjacent to public highway and the implications in respect of existing traffic calming measures.

2. The document refers to an expected 7 extra traffic movements during the morning peak time. The proposal for 14 dwellings, mostly 4 and 5 bedroom detached properties, are likely to be 2 vehicle households on average i.e. a total of at least 28 vehicles on site. The implication that only 25% of them are used in this period seems very low.
Officer response: The predicted traffic generation detailed in the Committee Report was provided by the Local Highway Officer and is based upon established traffic generation trip rates.

3. No consideration seems to have been given to the likely future extension of this site (otherwise why does the plan show the road for this on its eastern side?) which would further increase the traffic using the proposed road.
Officer response: The remaining land within the wider allocated site is not capable of accommodating more than three extra dwellings and it is considered that this does not materially alter the considerations of the current proposal.

4. As an additional safety factor has consideration been given to extending the current 20mph zone northwards to a point beyond the proposed road junction?
Officer response: Given the scale of development proposed, the Local Highway Authority does not consider that there is any requirement for off-site highway improvement works.

5. My wife has reminded me that in our earlier letters we had not mentioned that some years ago we used to see bats flying over on a summers evening. Since the trees were felled and the paddock cleared (2 or 3 years ago) we have not seen any. We welcome the requirement for bat and bird nesting boxes to be installed on the site.



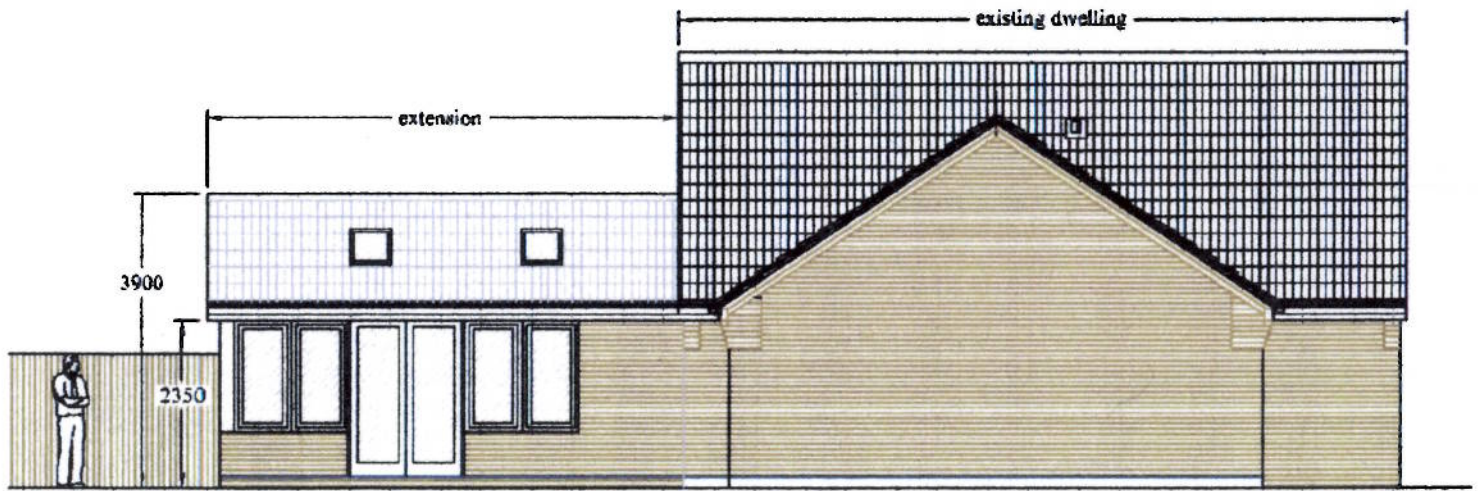


Light from roof windows will shine into Master Bedroom window

gable to No. 46

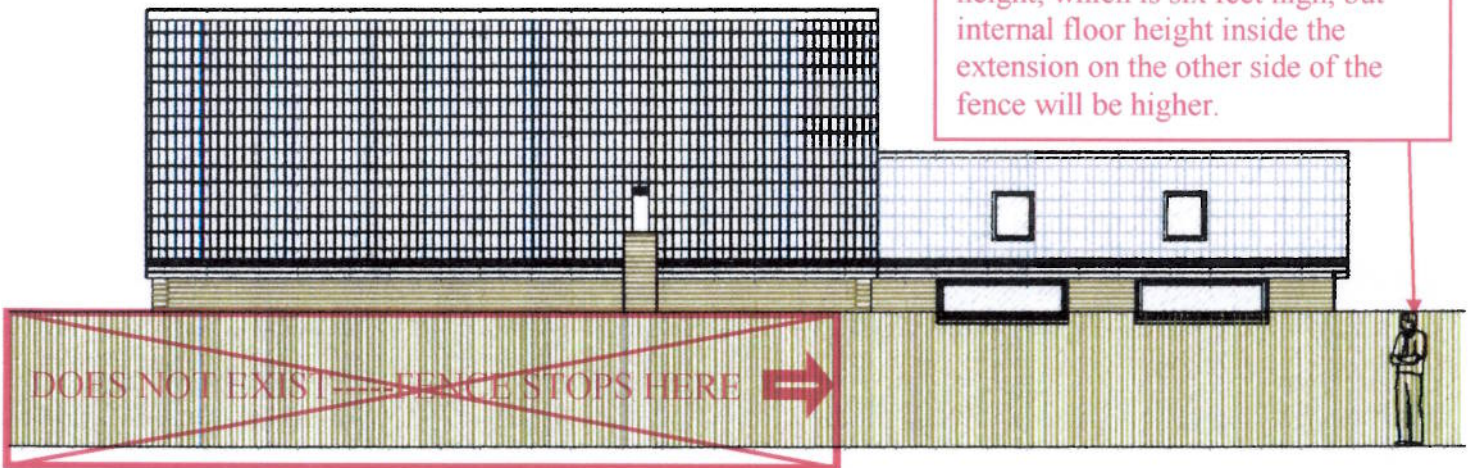


PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)

Drawing shows person standing on the ground on our side below fence height, which is six feet high, but internal floor height inside the extension on the other side of the fence will be higher.



PROPOSED SIDE ELEVATION (SOUTH)

