

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 19 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 – 19 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
5.1	11	13/01292/FUL – ANTEON UK LTD, NEWARK ROAD, FENGATE, PETERBOROUGH	Mr Mark Foster or Mr Paul McSorley (The Lindum Group)	Objectors
5.3	29	TPO 5_2013 – TREE PRESERVATION ORDER CONFIRMATION, 15 PARK CRESCENT, PETERBOROUGH, PE1 4DX	Mr Simarjit Bariwa (Peterborough Care Ltd)	Objector
5.5	49	13/01343/FUL – 78 CROWLAND ROAD, EYE, PETERBOROUGH, PE6 7TR	Mr Deegan (or Mr Setchfield)	Applicant (on behalf of Applicant)

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BRIEFING UPDATE

P & EP Committee 19 November 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
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1.	13/01292/FUL	Anteon UK Ltd, Newark Road, Fengate, Peterborough , Erection of shelter to encapsulate a holding food freezer to rear of site.
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No Further Comments

2.	13/01521/CTR	25 - 27 High Street, Eye, Peterborough, PE6 7UP , Reduce (T1) Cypress by 2m and lateral reduction by 1m, Reduce (T2) Hazel by 2m overall, reduce (T3) Twisted Willow by 2m overall.
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No Further Comments

3.	TPO 5_2013	15 Park Crescent, Peterborough, PE1 4DX
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No Further Comments

4.	12/01414/FUL	Management Office, Queensgate Shopping Centre, Westgate, Peterborough , Installation of street furniture at external entrances to Queensgate shopping centre, comprising new PAS rated bollards (static, removable and rising variations), vehicle blockers and PAS rated cycle racks. New gatehouse to be installed at one service entrance.
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No Further Comments

5.	13/01343/FUL	78 Crowland Road, Eye, Peterborough, PE6 7TR , Construction of two-bed dwelling.
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No Further Comments

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To
Operations
Peterborough Care

13.03.2013

RE: Tree at Front of Park Vista Care Home.

Dear Sir,

I write to you to express my disappointment that no action has been taken by the company with regards to the above mentioned tree, despite raising concerns a number of times. Being the person responsible for daily maintenance of the care home and the premises, I have informed you of the problems I have faced when it comes to keeping the car park clear for safe use by anyone using it. The winter, year before and specially this year, I have been continually spending atleast couple of hours every day to sweep the needle drops from the tree in an effort to keep the area slip-free. As the needles drop in a quantity every day, it creates a thin layer of slippery surface where its dangerous to walk for anyone. It is also causing me a loss of considerable amount of time and I am falling behind in carrying out my other duties, on time and as per the deadlines. On frosty days and in the events of snow, adding the grit does not solve the problem. But instead it creates a deadly mix of salt and needles, which is as slippery.

On other note, due to the location of the tree we have struggled to get heavy vehicles past this point. I had an instance where a skip company called Mick George refused to put a skip toward back of building as the driver was not happy to maneuver his truck around the tree and the conservatory by side of car park. I have spoken to the Home Manager in this regard and even she agrees with my findings. She has mentioned to me that visitors and relatives of our residents in the home had complained about this tree in the past both verbally and in writing.

The tree is causing the guttering to fill up the needles very often, which causes blockages and leaks. These leaks have gone through the fascia boards on some occasion causing damage to paint and plaster in the adjoining rooms. The guttering has been battered on occasions. I have tried to keep up with damages to the best I can, but now it has become a nuisance. Some residents have mentioned to me that it blocks their open view from the front windows and they experienced issues with wasps swarming and squirrels jumping from branches onto roofs and into their windows during summer s.

I sincerely request you to consider this issue a Health & Safety risk and implement or find a permanent solution to this problem.

With Regards

Stuart Johnson

Maintenance Incharge

Park Vista Care Home



	FORM No : 01 - 2 - 07
COMPLAINT RECORD	
Version 1.0	Updated July 2012
Peterborough Care	

Care Home: Park Vista

Complainant: _____ (Name Of Person Making Complaint)	RESIDENT	
	<u>VISITOR</u> / RELATIVE	
	STAFF	
Complaint made to: <u>Wendy Bramwells</u> (Member of Staff Name)	Date: <u>6/2/13</u>	Time: <u>16:00</u>
N.O.K. / Carer notified: <u>YES</u> / NO	Complaint Reference:	
DESCRIPTION OF COMPLAINT: <u>State of mother's room. Plaster of wall + leak in toilet ceiling when it rains</u>		
ACTION TAKEN: <u>Explained that we were waiting for weather to improve so roof could be assessed and necessary repairs made before repairing damage, she understood this and was happy that something was planned to be done - said I would keep her informed of progress</u>		
Signature: <u>WSBramwells</u> Date: <u>6/2/13</u> <small>(Quality Management Representative/Home Manager)</small> Further Investigations required: YES / NO (complete on back page)		
FOLLOW-UP REVIEW(if further investigations were required at the time of complaint): 13. Review with Complainant / N.O.K. to ensure client satisfaction: <u>Daughter happy with repair and decoration</u>		
Signature: <u>WSBramwells</u> Date: <u>1/5/13</u> <small>(Quality Management Representative/Home Manager)</small>		
COMPLAINT SIGN-OFF: Signature: <u>WSBramwells</u> Date: <u>1/5/13</u> <small>(Proprietor / Manager)</small>		



	FORM No : 01 - 2 - 07
COMPLAINT RECORD	
Version 1.0	Updated July 2012
Peterborough Care	

Care Home: Park Vista

Complainant: _____ (Name Of Person Making Complaint)	RESIDENT	
	<input checked="" type="checkbox"/> VISITOR <input type="checkbox"/> RELATIVE	
	STAFF	
Complaint made to: <u>Wendy Bramwells</u> (Member of staff Name)	Date: <u>10/6/13</u>	Time: <u>11 am</u>
N.O.K. / Carer notified: YES / NO	Complaint Reference: <u>10613</u>	
<p>DESCRIPTION OF COMPLAINT:</p> <p>Complained that gutters overflowing and making it unsafe when transferring patient on stretcher into home due to puddles formed and ground slippery from the outfall from tree. This is not the first time they have found it less than ideal conditions at home.</p>		
<p>ACTION TAKEN:</p> <p>Said we were aware of the problem and in process of getting gutters cleaned and applying to have work done on tree. Assured that we would work on solving the problem.</p>		
<p>Signature: <u>W. Bramwells</u> Date: <u>10/6/13</u> (Quality Management Representative/Home Manager)</p> <p>Further Investigations required: YES / NO (complete on back page)</p>		
<p>FOLLOW-UP REVIEW(if further investigations were required at the time of complaint):</p> <p>20. Review with Complainant / N.O.K. to ensure client satisfaction:</p>		
<p>Signature: _____ Date: _____ (Quality Management Representative/Home Manager)</p>		
<p>COMPLAINT SIGN-OFF:</p> <p>Signature: _____ Date: _____ (Proprietor / Manager)</p>		

Raise with P.C.C.



	FORM No : 01 - 2 - 07
COMPLAINT RECORD	
Version 1.0	Updated July 2012
Peterborough Care	

Care Home: Park Vista

Complainant: (Name Of Person Making Complaint)	RESIDENT	
	<input checked="" type="radio"/> VISITOR <input type="radio"/> RELATIVE	
	STAFF	
Complaint made to: <u>Wendy Brammells</u> (Member of staff Name)	Date: <u>6/12/12</u>	Time: <u>17:00hrs</u>
N.O.K. / Carer notified: YES / NO	Complaint Reference: <u>61212</u>	
DESCRIPTION OF COMPLAINT: <u>Came to visit home and found area at end of ramp very slippery despite obvious signs of being gritted, said lots of small debris from tree seemed to be causing ground to be slippery. Looked at home but the problems with entry was concern.</u>		
ACTION TAKEN: <u>Maintenance man reminded of importance of keeping carpark clear and gritted Reported tree problem to head office</u>		
Signature: <u>W.Brammells</u> Date: <u>16/12/12</u> (Quality Management Representative/Home Manager) Further Investigations required: YES / NO (complete on back page)		
FOLLOW-UP REVIEW(if further investigations were required at the time of complaint): <u>20. Review with Complainant / N.O.K. to ensure client satisfaction:</u>		
Signature: _____ Date: _____ (Quality Management Representative/Home Manager)		
COMPLAINT SIGN-OFF: Signature: _____ Date: _____ (Proprietor / Manager)		



THIS LARGE BRANCH OF THE TREE IS IN CLOSE PROXIMITY TO THE BUILDING

- IT DAMAGES THE GUTTERING ON WINDY DAYS AND NEEDLE DROPPING FILLS GUTTERING AND CAUSES A BLOCKAGE. THIS CAUSES LEAKS IN THE GUTTERING AND WATER DROPS ONTO TARMAC BELOW, CREATING WET SLIPPERY AND ICY SURFACE DURING WINTERS.
- BLOWS NEEDLES IN RESIDENTS ROOMS
- BLOCKS VIEW OF ROOMS DIRECTLY BEHIND THE TREES. A NUMBER OF RESIDENTS HAVE COMPLAINED.
- ENCOURAGES THE INSECTS TO CRAWL ALONG ITS BRANCHES AND EVENTUALLY FIND THEIR WAY INTO PEOPLES' ROOMS
- SQUIRRELS HAVE MAMANGED TO GET INTO RESIDENT'S ROOMS BY USING TREE'S BRANCHES AND GETTING ACCESS TO ROOF.
- BIRDS SITTING ON THESE BRANCHES, DROP THEIR WASTE ONTO THE ROOF TILES BELOW, THIS CAUSES ENTRANCE AREA AND ROOF ABOVE FRONT ENTRNACE TO BECOME FILTHY.



THE DAMAGE TO THE ROOTS OF THE TREE IS VERY OBVIOUS . THIS IS BEING CAUSED BY THE MOVEMENT OF TRAFFIC THAT HAS TO MAKE ITS WAY AROUND THIS TREE TO GET ACCESS TO BACK PARTS OF BUILDING. WE BELIEVE DURING AN EMERGENCY, IT COULD ACT AS A HINDERANCE AND WILL RESULT IN LOSS OF CRUCIAL LIFE SAVING TIME.



THE POSITIONING OF TREE COMPARATIVELY TO THE CONSERVATORY CLEARLY SHOWS THE ROUTE THAT ALL VEHICLES HAVE TO FOLLOW TO GET ACCESS TO THE BACK PART OF THE PREMISES, WHICH INCLUDES 3 FIRE EXITS LEADING FROM ALL THREE FLOORS OF THE BUILDING. CLEARING THE TREE WILL STRAIGHTEN THE PATH AND THEREFORE ENABLE US TO MAKE ACCESS TO BACK PART OF PREMISES EASIER.



VIEWING ABOVE, BY THE MAIN ENTRANCE POINT TO THE BUILDING CLEARLY SHOWING TREE'S BRANCHES, COMPLETELY COVERING CAR PARK BELOW. THIS AREA BELOW GETS COVERED WITH HEAVY NEEDLE DROPS DURING WINTERS CAUSING SLIPPERY CONDITIONS, WHICH IS DANGEROUS FOR THE ELDERLY PEOPLE RESIDING IN THE HOME AND FOR THE VISITORS AND STAFF, AS WELL.



PHOTOGRAPH OF THE NEEDLES THAT DROP ONTO THE TARMAC BELOW. THESE NEEDLES MAKES A DEADLY SLIPPING COMBINATION SPECIALLY WHEN THERE ARE FREEZING CONDITIONS AND WATER DROPLETS FREEZES OVER THESE NEEDLES. THIS MAKES WALKING OVER TARMAC VERY DANGEROUS AND IT IS ALMOST IMPOSSIBLE WHEN THERE IS AN ELDERLY RESIDENT.



MORE PICTURES OF NEEDLES DROPPING AND OTHER SHEDDING FROM THE CEDAR TREE, CAUSING SLIPPERY CONDITIONS BELOW ON TARMAC



THE ODD POSITIONING OF THE TREE COMPARED TO THE CONSERVATORY AND OTHER PLANTS NOT ONLY CREATES VEHICLE MANAGEMENT PROBLEMS BUT IT ALSO HAS A DAMAGING EFFECT ON THE LANDSCAPING ARRANGEMENTS IN THE FRONT OF THE HOME. THE REMOVAL OF THE TREE WILL ENABLE US TO RE-LANSCAPE THE AREA TO MAKE THE ENTRANCE MORE WELCOMING AND PLANT OTHER VISUALLY APPELLING TREES INSTEAD.



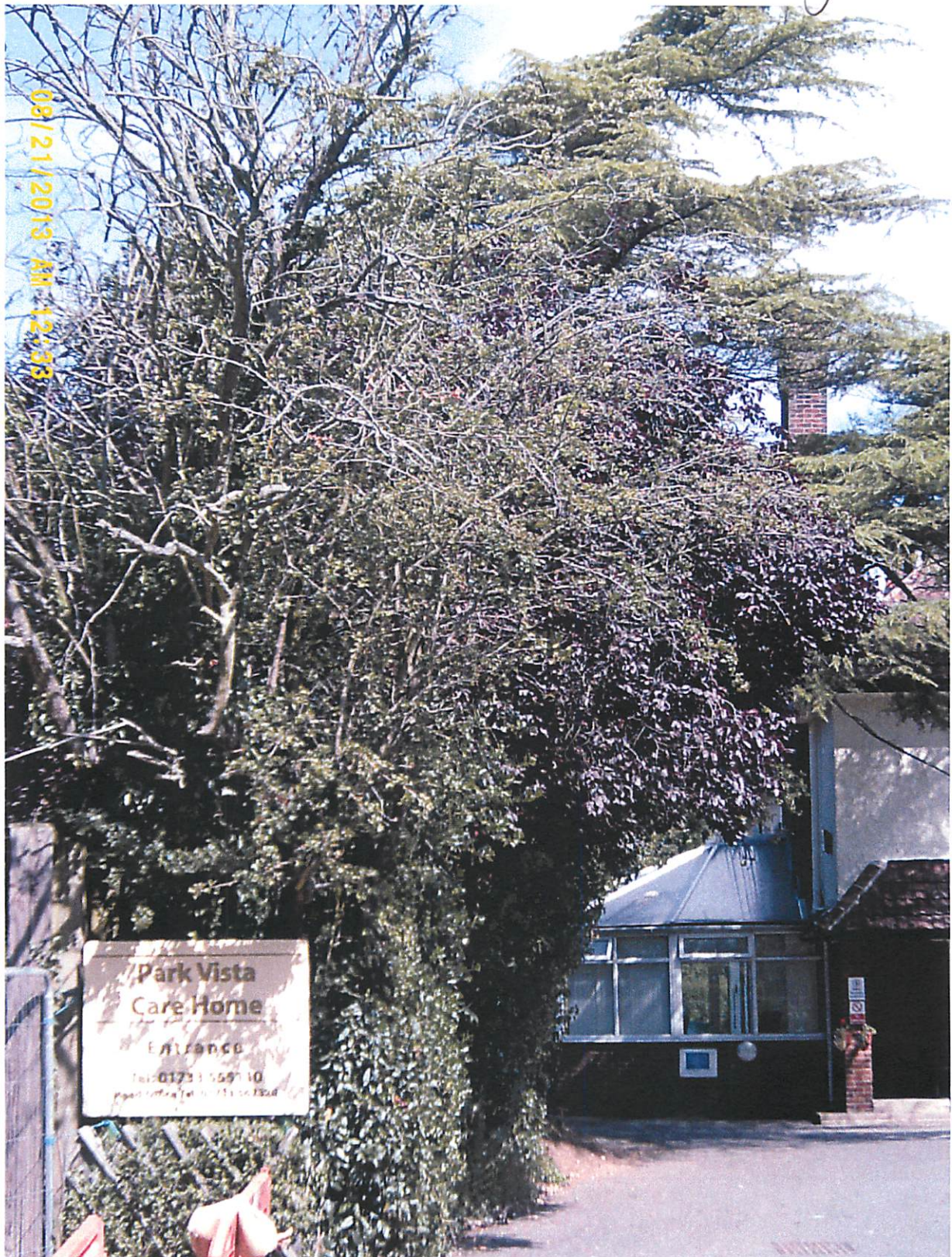
VIEW – LOOKING TOWARDS THE BUILDING, WALKING FROM LEFT ON THE FOOTPATH



VIEW FROM BIT FURTHER ON , ALONG THE SAME FOOTPATH, RIGHT NEXT TO THOMAS DEACON ACADEMY ENTRANCE GATES, WHICH IS ADJACENT TO OUR BUILDING



VIEW FROM ACROSS THE ROAD(FROM THE LEFT) ONLY SHOWS THE TOP PART OF THE TREE, AS REST OF THE VIEW IS BLOCKED BY OTHER TREES



VIEW FROM THE FRONT ENTRANCE OF THE PREMISES, CLEARLY THE TREE IN QUESTION , IS CONCEALED FROM VIEW BY OTHER TREES AND PLANTS.



VIEWS FROM ACROSS THE STREET, COMING FROM THE RIGHT CLEARLY SHOWS THAT THE VIEW IS NOT SIGNIFICANT DUE TO PRESENCE OF A MUCH LARGER TREE IN FRONT, ON THE STREET.



VIEW FROM THE RIGHT, WALKING ALONG THE ADJACENT FOOTPATH, CLEARLY SHOWS THAT THE VIEW OF THIS TREE IS CONCEALED BY OTHER TREE.

APPLICATION HISTORY STATEMENT Re : 13/01343/FUL

Proposed Works : To construct a 2 Bedroom Detached Dwelling.

Category : Domestic.

Site : Land between 78 & 80 Crowland Road, Eye Green, Peterborough.

Applicant : Mr. S. Deegan

Background :

The land in question has been vacant for some considerable time and the owner, Mr Deegan (who also owns the adjoining properties number 78 and 76) realising that he needed a larger house for him and his family, decided to see if he could build a suitable residence on the vacant plot that he already owned.

Wanting to go about this process in the correct manner an application for pre-planning advice was submitted to the planning department in March 2012.

At this time it seemed logical to build on the biggest part of the plot, away from the adjacent dwellings so advice was sought for a chalet style dwelling to the rear of the plot..

The conclusion of this pre application advice was that such a development would be out of character and possibly overbearing on the adjoining properties (although a single storey dwelling was not discussed at this time).

However, the advising officer did intimate that a dwelling in the same 'building line' as the existing adjacent dwellings may be considered more favourably.

Full Applications :

After further consideration a full application was submitted in late 2012 for a two storey 3 bed dwelling with a building line staggered between number 78 and 80 – i.e. set back from 78 but forward of 80.

After much deliberation the planning case officer decided that she could not put the application forward for approval due to it's mass in side elevation and certain non compliance with highways requirements.

This application was duly withdrawn at the recommendation of the case officer.

However, the case officer did put forward some thoughts towards a possible resubmission...

- Agreed that the land could accommodate a dwelling
- Reduce the width of the proposed dwelling
- Move the dwelling back on the site in order to accommodate enough parking for both the proposed dwelling and for number 78 and also allow visibility splays – this would all satisfy the highways requirements.
- The style of the proposal should be more akin to numbers 76 and 78.

Land between 78 & 80 Crowland Road.

Deegan

November 2013.

- The depth of the proposed dwelling should be reduced at first floor level at the rear, resulting in a 2 bed dwelling, with an extended single storey living area to the rear – thus considerably reducing the overbearing effect on adjoining properties.
- Front door to the front elevation.
- Pre-resubmission consultation was recommended to avoid any more wasted time.

This would involve a complete redesign but, feeling confident in the likely success of an application based on the advice received, design work was commissioned immediately.

The case officer was duly consulted during the redesign process and, once all parties were happy with the proposal, an application was re-submitted for a 2 bed detached dwelling with a reduced first floor area and extended ground floor living area to the rear – all as previously discussed.

All parties concerned went out of their way to ensure that all previous 'problems' had been addressed and, as a result, there were no objections to the proposal and a positive outcome was anticipated this time.

To then discover that the case officer's line manager could not recommend granting permission because he thought the proposal overbearing to number 78.....'gobsmacked' is the only suitable description that applies to the applicants reaction.

There have been no objections, the only first floor window facing number 78 is a small bathroom window with obscure glazing, the first floor side elevation has been substantially reduced and all of the case officer's advice has been followed. Indeed, it could be pointed out that the proposal actually has far less impact on the adjacent properties than is seen on most of the new developments recently built in Eye.

This whole planning process has been undertaken in an honest and proper manner and we therefore ask the committee to please take all of this into account before making their decision.

Thank you for your time and consideration.

Mr. S. Deegan
Applicant

16 November 2013