

Minutes of a meeting of the Planning and Environmental Protection Committee held at the  
Council Chamber - Town Hall  
on 14 April 2009

**MEMBERS PRESENT:**

Councillors M Todd (Chairman), P Hiller (Vice-Chairman), C Ash, M Cereste, P Kreling,  
S Lane, P Thacker and I Walsh

**OFFICERS PRESENT:**

Barry Fagg – Interim Head of Planning Services  
Theresa Nichols – Planning Delivery Manager  
Nick Harding – Planning Team Leader  
Susan Marsh - Principal Planning Officer (Minerals & Waste)  
Julie Smith – Highways Advisor  
Carrie Denness – Legal Advisor  
Martin Whelan – Senior Governance Officer

**1. Apologies for Absence**

Apologies for absence were received from Cllr Charles Day and Cllr Colin Burton.

**2. Declarations of Interest**

Cllr Thacker –

- 5.1 - Declared a personal interest as she was associated with the Ward Councillor, but that this would not affect her decision.

Cllr Walsh –

- 5.3 – Declared that she was Ward Councillor for Stanground Central but that it would not affect her decision.

Cllr Cereste –

- 5.2 – Declared a personal and prejudicial interest due involvement with the PCT and OP, and withdrew from the chamber for the duration of the item.
- 5.3 Declared that he was Ward Councillor for Stanground Central but that it would not affect her decision.
- 5.4 Declared a personal interest

Cllr Kreling

- 5.4 Declared a personal interest

Cllr Lane

- 5.1 Declared that he knew one of the speakers (John Bartlett), but that this would not affect his decision.
- 5.4 Declared that he knew one of the speakers (Chris Yorke), but that this would not affect his decision.
- 5.6 Declared that a close work colleague had recently moved to a property on Victory Walk, but that this would not affect his decision.

Cllr Ash

- 5.4 Declared that he was a members of the “Members Waste and Recycling Working Group” but that the issue hasn’t been discussed, and wouldn’t affect his decision.

Cllr Todd

- 5.4 Declared that she was a ward councillor but that this would not affect her decision

### 3. **Members' Declaration of intention to make representations as Ward Councillor**

No Councillors withdrew to make representations as a Ward Councillor.

### 4. **Minutes of the meetings held on 17 February 2009**

The minutes of the meeting held 17<sup>th</sup> February were agreed as a true and accurate record.

### 5. **Development Control and Enforcement Matters**

#### 5.1 07/01296/FUL - Construction of Monument to Commemorate War Dead at The Green, Thorney, Peterborough

The Planning permission was sought for a war memorial to commemorate the people who lived in Thorney and died defending their country. The monument’s base measures approximately 1.9m x 1.9m with a total height above ground level of approximately 2.5m and will be constructed of natural stone. A paving area and a chain link will surround the monument measuring externally approximately 3.75m x 3.75m.

The committee received representations from a local resident, outlining concerns regarding the consultation process. The Clerk also read out a letter received from two residents outlining a wider of concerns.

**Resolved :** (Unanimous) To defer the item until such time a design acceptable to the National Trust and English Heritage is developed.

Cllr Cereste left the chamber

#### 5.2 08/01392/FUL - Fitzwilliam House Bushfield Orton Goldhay Peterborough

The committee received an application for change of use from class D1 (non residential institutions) to A1, A2 or A3 (retail, financial and professional services open to visiting members of the public, and restaurants).

The committee received representations on behalf of the existing tenants, questioning the policy basis for making the decision. Representations were also received from the agent and applicant.

**Resolved (Unanimous for):** To accept officer recommendations and approve the application.

## Reasons for the decision

Subject to the imposition of the conditions outlined 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:
  - the site is located within an allocated District Centre, where A-class uses are in principle acceptable
  - the building is of a size and scale appropriate to the Centre
  - the proposed change of use would have no material impact on the retail strategy
  - any A2 or A3 use would not contribute to a deficiency in convenience shopping
  - impact on nearby residents arising from any A3 use could be adequately controlled
  - parking and delivery space is provided
  - the proposal is therefore in accordance with Saved Policies R1, R7, R9 and T1 of the Peterborough Local Plan 2005 (First replacement)

### 5.3 08/01504/REM - 157 - 161 Fletton Avenue Fletton Peterborough PE2 8DB

The committee received an application for reserved matters planning permission for the appearance, scale and landscaping only, following approval of outline application 05/01449/OUT, which included the reserved matters of access and siting.

The proposal was for the provision of a two storey block of flats to the rear of the site, and two blocks of two and a half storey blocks of apartments fronting Fletton Avenue. Access to the site would be via a central access from Fletton Avenue to a central courtyard with 14 car parking spaces. Ten of the apartments are two bedroomed, and four one bedroomed.

The committee received representation from Cllr Rush (Ward Councillor) outlining a number of concerns surrounding the suitability of the scheme. The applicant also addressed the committee.

**Resolved (Unanimous):** To defer the item until the next available committee due to the lack of clarity and consistency on the different plans.

Cllr Cereste rejoined the meeting

### 5.4 08/01577/MMFUL - Proposed Integrated Materials Recycling Facility, Storeys Bar Road, Fengate

The committee received an outline application for a materials recycling facility which was proposed to be located on the Fengate Industrial Estate on the eastern fringe of the urban area of Peterborough approximately 2.5km from the city centre.

The former Ray Smith building is bounded by the existing MRF development to the northeast, Fengate/Storeys Bar Road to the northwest, vacant brownfield land to the southeast and existing small industrial units to the southwest. Further to the north east, beyond Fourth Drive, is Peterborough Power station.

The nearest residential buildings are the mobile home park approximately 680m to the south west. The residential area of Parnwell lies some 2km to the north east.

The committee received representations from three objectors who raised a number of issues including;

- Proposal is contrary to local, regional and national planning and waste policy
- Concerns about the quality and robustness of the consultation process
- Highways concerns
- Whether the scheme is actually necessary.

The committee also received representations from Mike Brown (supporter).

**Resolved (Unanimous)** : To approve the application subject to the conditions outlined in the committee report and the addition of an additional condition related to noise.

It was agreed that the wording of the additional condition to be resolved through the Chairman's delegation process.

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

The building was constructed for B2, general industrial purposes, and is considered suitable in policy terms as a location for waste management development.

The proposal relates to the relocation of an existing facility currently located on an adjacent site. The building is large enough to enable all the activities relating to the recycling operations to be contained within it thereby minimising the impact on the surrounding area and potentially improving amenity by reducing or preventing litter, noise, dust and other amenity impacts. It will also allow the co-location of some other waste management operations - the waste transfer station and the EARF – essential to the effective management of waste in the city and increasing recycling rates.

The facility will facilitate sustainable waste management by increasing recycling in accordance with the waste hierarchy. It is acknowledged that the throughput of the facility will be greater than that generated as recyclable municipal waste within the Council area. However, other waste will be commercial waste generated here or municipal waste which is being sent to the 'nearest appropriate facility' for the particular waste type due to the paucity of waste management facilities throughout the country. The current facility has no restrictions on its operations but the applicant has agreed to a catchment area restriction to be applied to the new facility.

Overall it is considered that the proposal complies with national planning guidance and regional and local development plan policies and will be beneficial in environmental terms. It is essential to the Council's integrated waste management plans to increase recycling of as wide a range of materials as possible and to increasing recycling rates.

#### 5.5 09/00114/R3FUL - Adjacent Footpath North East Of Bretton Park Pavilion Flaxland Bretton - Provision of Water Facility

The committee received an application for the construction of a 500sq.m water play facility incorporating 3 water features of various sizes and shape set in multi coloured rubberised soft fall material and treatment and recycling systems for the water used in the facility. The proposal also included a 2.4m high green powder coated Betafence Securifor 3D security fencing with 2 pedestrian gates (1200mm wide) and a pair of vehicular access gates (3500mm wide). The project also included a connection into the mains sewage at the front of the existing Pavillion.

The committee received representations from the Ward Councillors, who clarified a number of issues with regards to the scheme.

**Resolved (Unanimous)** : To accept the officer recommendations subject to the imposition of the conditions outlined in the committee report.

**Resolution** : 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:

- The proposed water facility is considered acceptable because it is related to the type of land use that is considered acceptable within the existing North Bretton Park. It is therefore in accordance with both local plan and national policies such as LT9 (Development of Leisure Facilities) of the Peterborough Local plan and PPG17 (Planning Open Space, Sport and Recreation)
- The scale, design and location of the water facility will not distort or spoil the visual character or amenity of the area because such land use will blend with the existing land use within North Bretton Park. The proposed supervision by Park Rangers that will be put in place and the installation of CCTV will assist to reduce and deter crime or anti-social behaviour. The Proposal therefore is in accordance with both local plan policy and national policies such as policies DA2 and DA11.
- The scale and location of the proposed water facility will not affect existing vehicular access to the Park or the existing footpaths or public right of way within the North Bretton Park. It is therefore in accordance with policies T2 and T4 of the Adopted Peterborough Local (First Replacement).
- The proposed water facility will not alter the existing access to Bretton Park. Given that the park is accessible by cycle route, pedestrian footpath and public transport, the scheme is considered to be sustainable because it will attract limited use of private cars to the water facility. The proposal therefore is in accordance with both local plan and national policies such as policies T1, T2 and PPS1.

**Cllr Hiller left the meeting**

**5.6 09/00170/FUL - Retrospective Revised Scheme at 78-80 Welland Road, Peterborough**

The committee received a retrospective application for the construction of a bungalow which has been completed and occupied at the rear of the plot. The proposal also contained a detached garage situated close to the boundary on the south-west side, with access via a driveway alongside 78 Welland Road.

The committee received representations from the Ward Councillors, who raised concerns about the lack of compliance with previous planning permissions and lack of privacy for neighbours. The committee also received representations from applicant.

**Resolved (4 for, 1 abstention and 2 against)** to refuse the application

**Reason** : The application is contrary to policy DA6.

**6. Design Review Panel**

The committee received a revised report requesting approval for the creation of a "Design Review Panel". The committee raised a number of concerns and reservations regarding the plans, but following discussions it was agreed to approve the establishment (5 for and 2 not voting) of a Design Review Panel.

Cllr Cereste left the meeting

**7. Planning Performance Agreement Charter**

The committee received a report proposing the development of a planning performance agreement charter. It was noted that recommendation 2 would be passed to Scrutiny Committee as the committee was not authorised to establish working group. Officers confirmed a number of technical points with regards to the implementation of the scheme. The committee approved the recommendation to create a charter and charging structure.

**8. Enforcement Action in West Ward**

The committee resolved to deal with item 8 in exempt session.

The committee considered the information presented by Planning Officers and resolved (6 for and 1 against) to take no further action.

CHAIRMAN  
Times Not Specified