

Minutes of a meeting of the Planning and Environmental Protection Committee held at the  
Bourges/Viersen Room - Town Hall  
on 28 April 2009

MEMBERS PRESENT:

Councillor Todd, Cllr Hiller, Cllr Ash, Cllr Cereste, Cllr C Day, Cllr Thacker, Cllr Walsh, Cllr Lane, Cllr Kreling and Cllr Burton

**OFFICERS PRESENT:**

Theresa Nicholl, Planning Delivery Manager  
Carrie Denness, Planning Lawyer  
Julie Smith, Highways Officer  
Martin Whelan, Senior Governance Officer

**1. Apologies for Absence**

Apologies for absence were received from Cllr Lane.

**2. Declarations of Interest**

Cllr Day declared that in relation to item 4.1 he knew some of the speakers but that this would not affect his decision.

Cllr Walsh declared that she was one of the ward councillors for item 4.2 but that this would not affect her decision.

Cllr Cereste declared that his role as chairman of the Peterborough Primary Care Trust would not effect his decision in relation to 4.1.

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

N/A

The Legal Officer advised the committee than an allegation had been made about potential lobbying in relation to item 4.2. The committee confirmed that they had not been approached.

**4. Development Control and Enforcement Matters**

**4.1 08/01525/FUL – Newborough Branch Practice, 42 School Road, Newborough, Peterborough**

The committee received an application seeking permission for a change of use of the old doctors' surgery (D1 Non Residential Institutions) to a pharmacy (A1 Retail). It was proposed that the internal floor space would be arranged to provide a prescription counter, retail area for non prescription goods, two consulting rooms, a drug storage area, an office, staff toilet and small kitchen space. No external alterations were proposed to the existing building. Off road customer parking and a designated service/delivery area would be provided to the rear of the building.

The committee received representations from the Parish Council, Ward Councillor and local residents. The concerns raised included;

- Potential increased traffic levels

- Viability of a second pharmacy and lack of local need for facility
- Concern about future use of the building if planning permission was granted.

The applicant spoke in favour of the application and answered questions raised by the committee.

**Resolved:** (3 for, 1 against, 6 did not vote) to authorise the Head of Planning Services to grant planning permission.

**Reason for decision:** Subject to the imposition of the agreed 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 provision of the scale of the development is considered commensurate to the size of Newborough Village.
- The proposed change of use will not result in any material change to the external appearance of the building and will not therefore result in any change to the visual amenity of the area.
- The proposed change of use is not considered likely to generate any increased levels of footfall to the site than when it was used as a doctor's surgery. The proposal will not therefore result in any increased detrimental impact on the residential amenities of local residents in terms of noise and nuisance arising from the use and its associated activities.
- Adequate onsite parking, delivery area and a means of access are provided and the site is accessible by a variety of modes of travel. It is not considered therefore that the proposal will result in a detrimental impact on highway safety.
- The proposal is therefore in accordance with policies T1, T10, DA2 and R10 of the Peterborough Local Plan (First Replacement).

#### 4.2 08/1504/REM – 157 – 161 Fletton Avenue, Fletton, Peterborough, PE2 8DB

The committee received an application for reserved matters planning permission. The application covered appearance, scale and landscaping only. The application followed the approval of outline application 05/01449/OUT, which 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 representations from a local resident and the applicant. A statement from Cllr Rush (Ward Councillors) was read to the committee. The concerns of the local residents included;

- Questioning the procedural and administrative validity of the original application and the manner in which the deferral was managed, specifically the availability of revised drawings.
- Potential overshadowing of 163 Fletton Avenue
- Building control, health and safety issues and bin access/management issues

The applicant responded to the questions raised by the previous speaker and answered questions raised by the committee.

**Resolved:** (Unanimous for) to authorise planning permission subject to the approval of the bin management scheme via the Chairman delegation.

**Reason for decision:** Subject satisfactory amended plans being received and 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 appearance, scale and landscaping of the 14 apartments are considered to be compatible with their surroundings with no adverse impact on the amenities of occupiers of nearby dwellings. The proposal is therefore in accordance with Saved Policies DA1, DA2 and LNE9 of the Peterborough Local Plan 2005 (First Replacement).

## **5. Report on appeals**

The committee noted a report on recent appeal activity.

## **6. Emerging Planning Policy on Prestige Homes in Peterborough**

The Planning Policy Manager introduced the report and asked the committee to note the emerging planning policy. The committee noted the report and made the following comments;

- “Fickleness of fashion”
- Concerns about interfering with the market
- Matching supply and demand
- Clarification on the consultation undertaken
- Is the policy required, and are other existing policies sufficient?
- Possibility of altering the planning obligation scheme to encourage executive housing, however it was explained that any relaxation to aid executive housing would be subject to legal challenge.
- Importance of looking to the future

## **7. Enforcement Action in Park**

The committee received an enforcement item in Park Ward, and resolved unanimously to accept officer recommendations.

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