



PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 14 MARCH 2016 AT 1.30PM

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**UPDATE REPORT &
ADDITIONAL INFORMATION**

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.

**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 14 MARCH 2017 AT
1.30PM
LIST OF PERSONS WISHING TO SPEAK**

Agenda Item No.	Page No.	Application	Name	Ward Councillor/Parish Councillor/ Objector/Applicant/Agent/ Supporters
5.1	13	17/00003/HHFUL – 2 Cowper Road, New England, Peterborough	Gordon Smith	Agent
5.2	21	17/00228/HHFUL – 61 Taverners Road, Millfield, Peterborough	-	-
5.3	27	17/000229/HHFUL – 59 Taverners Road, Millfield, Peterborough	-	-

BRIEFING UPDATE

P & EP Committee 14 March 2017

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	17/00003/HHFUL	2 Cowper Road New England Peterborough PE1 3JX, Erection of detached garden building - retrospective (Resubmission)

Clarification

Following Member's site visit, it was requested that Officers provide clarification as to the size of the proposed detached garden building in relation to the rear garden. It can be confirmed that the proposed building, in addition to the small strips of land to the side and rears which would no longer be usable garden space, account for 42% of the rear garden of the site.

Additional representations

One letter of support has been received from the occupant of No.4 Cowper Road as follows:

My apologies for writing this letter of support so late in the process but I have just been made aware of the likelihood of you refusing permission to retain this development. I am very surprised at this news, and ask that you instead grant planning permission. My reasons for support are:

- *Both this outbuilding and the other improvements undertaken to this property are to the highest standard.*
- *The outbuilding in question, and the property overall, has been made to look very attractive and is a credit to the wider area (that has not otherwise seen such investment).*
- *My garden is to the north of this outbuilding, and there is no interruption to my sunlight to any marked degree given it is at the end of my 24 metre long garden.*
- *It looks good, fits in very well with the character of the area, is smaller than some outbuildings in the area, and is not in any way obtrusive.*
- *A large garden still remains at Mr Singh's house.*

Please reconsider your decision to refuse as the present structure exists without any harm, and I fear enforcement action to secure its removal will only end up with a mess.

I attach a photograph taken from my garden that shows you my outlook. I have worked out that the nearest part of the outbuilding to the rear windows of my house is about 16 metres.



Councillor Nadeem has submitted the following additional representation of support directly to Members (also enclosing the above letter of representation):

You are visiting the property at 2 Cowper Road (North Ward) on your site visits this Friday, and I Respectfully ask that you take particular care to note my views that the officers' report overstates the harm. On inspecting the application site, I request that you have a careful look at the following:

1. *The recommended Refusal reason 1 states that it occupies half the garden. It does not, it is closer to a third only. The rear garden measures approximately 75m². The extension is 45m², being approximately 38% of the rear garden. There is another building of comparable size (but far from attractive) and this is at the back of 14 Cowper Road - 6 houses to the north. You may see it on your site visit. So I really cannot see how this outbuilding 'fails to respect the character and built form of the locality'.*
2. *Refusal reason 2 uses extravagant language to suit the conclusion yet is really overstated. The report sees the outbuilding is somehow 'obtrusive and dominant'. It is important to note the report accepts there is no such harm to other gardens. You will see when you are there that the neighbour to the north at 4 Cowper Road – the only affected garden as accepted by officers - has a very long garden 23m in length. Page 4 of the report (see the second to last paragraph) states that the outbuilding occupies half the length of No 4's garden. I suggest it is actually a quarter (i.e. 7.5m outbuilding depth /29.5m garden depth) and that this quarter is adjacent to the end of the No 4's garden. This is not a large amount, and is nowhere close to the more valuable private space close to the house.*
3. *No 4 Cowper Road actually supports the outbuilding and their comments are attached.*

You will be able to make your own minds up once you have been down there, but I request to all my fellow councillors that you consider this outbuilding more sympathetically than officers in the light of the above comments.

2 .	17/00228/HHFUL	61 Taverners Road Millfield Peterborough PE1 2JP , External wall insulation with rendered finish to the front elevation
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No further comments.

3 .	17/00229/HHFUL	59 Taverners Road Millfield Peterborough PE1 2JP , External wall insulation with rendered finish to the front elevation
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No further comments.