



**MINUTES OF THE PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE
HELD AT THE TOWN HALL, PETERBOROUGH ON 25 APRIL 2017**

Members Present: Councillors Harper (Chairman), Serluca (Vice Chairman), Bull, Casey, Hiller, Stokes, Martin, Sylvester, Iqbal and Bond

Officers Present: Nick Harding, Development Management Manager
Vicky Hurrell, Principal Development Management Officer
Simon Ireland, PCC Highways
Bob Power, Planning and Highways Lawyer
Dan Kalley, Senior Democratic Services Officer

1. Apologies for Absence

Apologies were received from Councillor Clark.

Councillor Iqbal was in attendance as substitute for Councillor Clark.

2. Declarations of Interest

None were received.

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

Councillor Ash advised that, with reference to item 5.1 and 5.2, upon legal advice, he would be withdrawing from the Committee and making representation as a Ward Councillor.

4. Minutes of the Meeting Held on 21 February 2017

The minutes of the meeting held on 21 February 2017 were approved as a correct record.

5. Development Control and Enforcement Matters

5.1 17/000011//R4FUL – Former John Mansfield School, Western Avenue, Dogsthorpe, Peterborough

The Committee was presented with an application seeking full planning permission for the construction of 87 dwellings, comprising a mix of 1, 2, 3 and 4 bedrooms. Access to the site was to be from Western Avenue via a road to be shared with the recently approved medical centre. Of the proposed dwellings 15 were earmarked for affordable rent and 22 for shared ownership.

The Principal Development Management Officer provided an overview of the application and highlighted a number of key issues within the report and update report.

Councillor Ash addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- There was a lot of local interest in the project, some residents preferred to keep the open spaces, however there was agreement that the design of the project looked good.
- Although the number of social housing exceeded 30% it was disappointing that there couldn't be more within the development.
- It was important that the number of foxes were kept under control as residents didn't want to feel threatened by their presence.
- Assurances that plans seeking the upgrading of existing bus stops on Western Avenue to include shelters were followed up and implemented.
- The condition of blocking off Acacia Avenue, preventing a rat run, was of concern to local residents and needed to be put in place.
- It would be in the best interests of the site to keep the existing play area.
- It was considered that disturbance to residents during construction needed to be kept to a minimum.
- There was the possibility of an increase in traffic due to the construction of the development, however this was likely to be negligible.

The Committee welcomed the report and proposal and that the layout and design of the development was to be commended.

A motion was proposed and seconded to agree that planning permission be approved, as per officer recommendation. The motion was unanimous.

RESOLVED: (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report and update report.

Reasons for the decision:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

In light of the fact that the Council cannot currently demonstrate a five year land supply under the provisions of the NPPF the development of the site for housing could only be resisted if significant and demonstrable harm would result which would outweigh the benefit. The site has previously been allocated for development and its development will help meet housing need. It will also deliver other social and economic benefits, significantly the provision of affordable housing above the policy standard. The provision of life homes and wheelchair housing can be met across this site and the remote site. There is no objection in this instance to the loss of playing field given the length of time since the site was last used for such, the planning history and previous contributions already made in mitigation for the loss. The principle of development is therefore considered to be acceptable in accordance with the NPPF.

The design and layout of the scheme is considered to be acceptable and appropriate for the area. There would not be any unacceptable adverse impact upon neighbour amenity and adequate provision would be made for the amenity of the new residents subject to a condition in relation to noise impacts. The development therefore complies with policy CS16 of the adopted Core Strategy and policies PP2, PP3 and PP4 of the adopted Planning Policies DPD.

Adequate parking and access would be provided to meet the needs of the proposal and no undue impact would result to the safety of the public highway, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012);

The proposal would not result in unacceptable impact upon the existing landscaping and new landscaping would be secured by condition. Although open space provision is below the policy standard this has to be balanced with the need to make efficient of land and provision for play will be made either on site or via a S106 contribution. Subject to conditions the ecological impacts of the development can also be addressed. The development therefore complies with policies PP14 and PP16 of the Peterborough Planning Policies DPD (2012).

Subject to conditions relating to drainage the development is considered to comply with policy CS22 of the adopted Core Strategy.

5.2. 17/00013/R4FUL – Former John Mansfield School Remote Playing Field and Former Welland House Site, Poplar Avenue, Dogsthorpe, Peterborough

The Committee was presented with an application seeking full planning permission for the construction of 116 dwellings, comprising a mix of 1 and 2 bedroom flats and 1, 2, 3 and 4 bedroom houses. 87 dwellings were to be located on the former John Mansfield playing field, including some flats. This site was to have 44 affordable units and access would be from Belvoir Way.

The former Welland Road care home site would house the remaining 29 units, all of which were earmarked for market housing and accessed from Poplar Avenue. The only link between the two sites was to be via a new footpath/cycleway.

The Principal Development Management Officer provided an overview of the application and highlighted a number of key issues within the report and update report.

Councillor Ash addressed the Committee and responded to questions from Members. In summary the key points highlighted included:

- There was concern that the traffic flow on Poplar Avenue would increase due to the development.
- It was important that Highways took note of concerns regarding the one-way system on Poplar Avenue, as there had been a number of complaints about people not adhering to the one-way system.
- An upgrade to the adjacent open space play facilities would be welcomed.
- Requests to have a covered bus shelter needed to be looked into once a permanent bus stop location had been agreed.
- Residents had complained about the mess and long grass not being attended to off Lombardy Drive.

In response to questions from the Committee the Principal Development Management Officer confirmed that officers go through all concerns raised by third parties when it came to planning applications. Officers noted any concerns, however officers did not always agree with suggested conditions or comments. In relation to the number of social housing the Committee were informed that 38% of the development had been earmarked, of which 26 units were to be for affordable rent.

The Committee welcomed the report and commended the layout of the site and the number for units for social housing.

A motion was proposed and seconded to agree that planning permission be approved, as per officer recommendation. The motion was unanimous.

RESOLVED: (unanimously) that planning permission is **GRANTED** subject to the conditions set out in the report.

Reasons for the decision:

Subject to the imposition of conditions the proposal is acceptable having been assessed in lighting of all material considerations, including weighing against relevant policies of the development plan and specifically:-

In light of the fact that the Council cannot currently demonstrate a five year land supply under the provisions of the NPPF the development of the site for housing could only be resisted if significant and demonstrable harm would result which would outweigh the benefit. Part of the site has previously been allocated for development and the development of the site as a whole will help meet housing need. It will also deliver other social and economic benefits, significantly the provision of affordable housing above the policy standard. There is no objection in this instance to the loss of playing field given the length of time since the site was last used for such, the planning history and previous contributions already made in mitigation for the loss. The principle of development is therefore considered to be acceptable in accordance with the NPPF.

The application will provide affordable housing and life time homes/wheelchair housing in accordance with policy CS8 of the adopted Core Strategy.

The development will not result in any unacceptable highway impacts on the surrounding road network. The layout of the roads within the site is acceptable and sufficient car parking can be provided. The development therefore complies with policies PP12 and PP13 of the adopted Planning Policies DPD.

Acceptable relationships can be achieved with the surrounding residential properties and an acceptable level of amenity can be provided for the new residents. The concerns received from the adjacent flour mill are noted but it is considered that these can be addressed via a condition in respect of noise mitigation. The concerns are also not outweighed by the benefits of the scheme given the position in terms of the five year land supply. The development is therefore considered to comply with policies PP3 and PP4 of the adopted Planning Policies DPD.

The development can achieve an acceptable relationship with existing trees and new landscaping can be secured by condition. The ecological impacts of the development are also acceptable subject to conditions. Sufficient open space provision can be provided through use of the existing area of open space. The development is therefore considered to comply with policies PP14 and PP16 of the adopted Planning Policies DPD.

Subject to conditions relating to drainage the development is considered to comply with policy CS22 of the adopted Core Strategy.

Subject to conditions relating to contamination the development is considered to comply with policy PP20 of the adopted Planning Policies DPD.

NOTE FOR NEXT MEETING:

Members of the Committee were informed that at the next meeting on 16 May 2017 a report on shared service arrangements with Fenland District Council would be presented.

In addition a training session would be provided on changes to planning policy that were to be implemented.

Chairman
1.30pm – 2:19pm

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