

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 4 SEPTEMBER 2018 AT 1.30PM

1. Procedure for Speaking
2. List of Persons Wishing to Speak
3. Briefing Update

**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 – 4 SEPTEMBER 2018 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	18/00527/FUL - Madina Madrassa And Spiritual Centre 116 Midland Road West Town Peterborough	Gordon/Smith/Mohammad Yunas	Agent/Applicant
5.2	18/00410/R3FUL - Ken Stimpson Community School Staniland Way Werrington Peterborough	Vince Moon, Werrington Neighbourhood Council Brian Howard/Bryan Erwin	Objector Applicant
5.3	18/00894/FUL - Bridge Street Police Station Bridge Street Peterborough PE1 1EQ	Mr Mehmed, on behalf of Civic Society John Dadge	Objector Agent
5.4	18/00491/R3FUL - Bretton Court Rightwell East Bretton Peterborough.	Craig Rudd	Parish Councillor
5.5	18/00667/FUL - Land Adjacent To Werrington Police Station 6A Skaters Way Werrington.	Cllr John Fox Sally Weald, Secretary Werrington Neighbourhood Council Andy Simmons Leon Delegate	Ward Councillor Objector Objector Agent
5.6	17/02205/FUL - The Eldern Eldern Orton Malborne Peterborough	Cllr Graham Casey	Ward Councillor

BRIEFING UPDATE

P & EP Committee 4 September 2018

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	18/00527/FUL	Madina Madrassa And Spiritual Centre 116 Midland Road West Town Peterborough , Continuation of use as an Education and Spiritual Centre - permanent

An email was received from the Planning Agent querying why the Local Planning Authority has allowed piecemeal development along Midland Road, and that this was not covered within the Committee Report.

Officer response - These schemes are located at;

- Rathbones, Midland Road, App Ref: 12/01556/FUL (Demolition of existing buildings and construction of 90 new dwellings (comprising 62 x 2 bed, 26 x 3 bed, 2 x 4 bed) including new access, car parking and public open space); and

- Mega Car Centre App Ref: 13/00539/FUL (Demolition of existing garage buildings and construction of 29 dwellings comprising 12 x 1 bed, 7 x 2 bed, 10 x 3 bed houses).

Each application is considered on its individual merit, and the justification for these developments (Rathbones and Mega Car Centre) are set out within the respective Case Officer reports.

It should also be highlighted that this site is only 0.13ha in site area, whereas the sites referred to are 1.72ha and 0.5ha respectively, have resulted in the clearance of former industrial buildings and have resulted in substantial comprehensive residential schemes.

As set out within the Case Officer report for this application, this proposal seeks to secure a permanent permission for the use of the existing modular and brick built building only, and would not 'deliver a range of high quality, mixed used and modern development' as required by Policy CC4 of the Peterborough City Centre plan (2014). This is discussed in more detail under Section 5 of the Case Officer report.

2 .	18/00410/R3FUL	Ken Stimpson Community School Staniland Way Werrington Peterborough Two form entry expansion to the existing Ken Stimpson Community School, to include change of use of land from Open Space to educational purposes to support a two storey extension providing teaching accommodation. Relocation of Substation. Single storey extension to the existing dining room. Internal remodeling to existing Block 1 to provide Science teaching facilities and internal remodeling to existing Block 5, converting the existing school shop to provide two Music Practice rooms along with associated off site highway works along Staniland Way and St David's Lane
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An email has been received from Cllr Fower, asking the following questions;

I have the following questions that I would like to be asked on my behalf at the forthcoming meeting of planning relating to the aforementioned planning application. I am aiming to be there in person, but might not be able to attend due to work commitments. I would also request that a written response to my questions is emailed to me afterwards, thank you.

1. What additional highways/roads enforcement action will be taken to reduce any detrimental impact on nearby roads like Foxcover?
2. How many extra children with additional needs will be incorporated in the growth numbers?

3. Where will the new cycle lanes be situated?
4. Will the trees lost along Staniland Way, be replaced by the same sort?
5. Will there be any detrimental impact on the roundabout at the junction of David's Lane and Staniland Way, that cost £513,000?

Officer Response - Responses will be given orally at Planning Committee.

A letter has also been received from 48 Crowhurst, on behalf of the Crowhurst residents, which has been appended in full at the end of this report.

Officer Response - The issues raised within this letter have been addressed with in the Case Officer report and do not alter the Officer recommendation to Planning Committee.

3.	18/00894/FUL	Bridge Street Police Station Bridge Street Peterborough PE1 1EQ , Demolition of Police Station (Sui Generis) and erection of 126 bedroomed Hotel (C1) with associated parking and circulation space
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Revised conditions with updated plan

C12 Prior to the first occupation of the development the area shown for the purposes of parking/turning on drawing number DR-A-0001 P3 shall be provided. Such provision shall thereafter be retained for this purpose and not put to any other use.

Reason: In the interests of highway safety in accordance with policy PP13 adopted Planning Policies DPD.

C17 Prior to the first occupation of the development hereby approved the cycle parking shall be implemented in accordance with drg. no. DR-A -0001 Rev P3. The cycle stands shall be covered. The cycle parking area shall thereafter be retained for the purposes of cycle parking in connection with the development in perpetuity.

Reason: In the interests of highway safety and to encourage travel by sustainable modes in accordance with policy CS14 of the adopted Core Strategy.

Travel Plan added to condition 24

C24 The development shall be implemented in accordance with the following approved Plans:

- Site Location Plan
- Proposed elevations 01 drg. no. –SBA -XX-ZZ -DR-A -201 rev P2
- Proposed elevations 02 drg. no. SBA-XX-ZZ-DR-A 202 rev P2
- Proposed elevations 03 drg. no. SBA-XX-ZZ -DR-A -203 rev P3
- Visualisation 01 drg. no. SBA-DR-A-401 rev P3
- Proposed ground floor Plan drg. no. SBA -XX-00 -DR-A -0001 Rev P3
- Proposed first floor plan drg. no. –SBA -XX-01 -DR-A -0002 Rev P2
- Proposed second floor plan drg. no. - SBA -XX-02 -DR-A -0003 Rev P2
- Proposed roof plan drg. no. –SBA- XX-XX-DR-A -0005 Rev P2
- Proposed pedestrian route drg. no. –SBA -XX-XX-DR-A -0004 Rev P2
- Section AA drg. no. SBA-XX-ZZ-DR-A-0101 Rev P2
- Section BB and CC drg. no. SBA-XX-ZZ-DR- A-0102 Rev P2
- Topographical Survey drg. no. 16387 ea-01 Rev A
- Swept Path Analysis drg. no. TR01
- Flood risk and drainage strategy
- Noise Impact Assessment
- Travel Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

Additional condition

Notwithstanding the details shown on drg. no. DR-A-201 Rev P2 details of the position of the boundary wall to the west elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into use.

Reason: To ensure consistency with the ground floor plan and in the interests of visual amenity in accordance with policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP2 of the Adopted Peterborough Planning Policies DPD.

4.	18/00491/R3FUL	Bretton Court Rightwell East Bretton Peterborough , Conversion of B1 office block (excluding ground and first floor of Public House) to 43 residential flats, including roof top extension; and alterations to existing elevations through insertion/amendment of windows and cladding
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No further comments

5.	18/00667/FUL	Land Adjacent To Werrington Police Station 6A Skaters Way Werrington , Erection of two single storey shop units with new access and landscaping
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No further comments

6.	17/02205/FUL	The Eldern Eldern Orton Malborne Peterborough , Conversion of first floor from 1 to 3 flats and construction of dormer window
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No further comments