

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 16 OCTOBER 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 – 16 OCTOBER 2018 AT 1.30PM**  
**LIST OF PERSONS WISHING TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
<b>5.1</b>	<b>18/01212/HHFUL - 22 Old North Road Wansford Peterborough PE8 6LB</b>	Marie Lewis	Objector
<b>5.2</b>	<b>18/01259/DISCHG &amp; 18/01368/FUL - Land Off Storeys Bar Road Storeys Bar Road Fengate Peterborough</b>	John Dickie	On behalf of the Applicant

## BRIEFING UPDATE

**P & EP Committee 16 October 2018**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
5.1	18/01212/HHFUL	<b>22 Old North Road Wansford Peterborough PE8 6LB</b> , Single storey rear extension, first floor extension to rear and front dormer extension

No Further Comments

5.2.	18/01259/DISCHG	<b>Land Off Storeys Bar Road Storeys Bar Road Fengate Peterborough</b> , Discharge of Conditions 8 (to amend layout and design pursuant to condition 5), 23 (monitoring and control of noise), 37 (archaeology) and 46 (landscaping) of permission 08/01081/ELE (energy park)
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### Impact on Cathedral Views

Comments from the PCC Conservation Officer remain awaited.

### LVA Viewpoint methodology

Comments from the PCC landscape consultant remain awaited

Materials to be used for cladding of main building, water pump house and screen for the vehicle ramp  
Revised plans have been submitted and comments from the PCC landscape consultant remain awaited

### Flue Stack material

The applicant has submitted a reasoning for the material that is proposed which is summarised below:

*The stack is an integral part of the structure of the building and been designed accordingly. It contains 4 no. separate flues enveloped by a staircase required for maintenance and future sample testing of emissions. A number of materials, textures and colours with particular regard to ensuring a cohesive solution to the buildings appearance and its visual impact on the existing sensitive environment. A number of colours were considered including varying shades of blue, white, off-white, light grey and dark grey with the intent to blend in with the skyscape whilst also investigating the possibility of using shades of green, particularly at lower level to tie in with the landscape. Fundamentally it was intentional to incorporate the stack within the design ethos of the main building. Other materials were contemplated including steel mesh, perforated metal cladding and stainless steel. It is noted that during consultation the suggestion of a stainless steel stack was raised. This was discounted primarily from a visual impact point of view. Although the finish would reflect the sky it would also reflect everything else, particularly the sun, causing glare for, in clear conditions, the whole day. This would 'circle' the stack and without question impact upon Flag Fen. A stainless steel stack would give a more industrial appearance, again, not felt to be in keeping with the heritage asset close by and would detract from the carefully considered elevational treatment of the main building. The design solution offered for the stack has been arrived at following detailed analysis to ensure that it blends in to its environ whilst also remaining in character with the rest of the proposals.*

Officer response – Having considered the applicants response, it is concluded that the proposed flue colour (grey white) is acceptable.

Lighting Strategy, pathway lighting and night-time appearance

This has been received and comments from the PCC landscape consultant are awaited.

Landscape masterplan including bund removal and planting along Cats Water Drain

Revised plans have been submitted and comments from the PCC landscape consultant are awaited

Ecology Addendum

Comments from Natural England and PCC Wildlife Officer are awaited

Wildlife Survey Work

Updated bat and aquatic survey not yet received but expected very soon..

Floor level Associated With Flood Risk

Assessment received and comments from Environment Agency are awaited

Highway Matters

Updated plans received and PCC Highways have confirmed that the proposal is satisfactory

5.2	18/01368/FUL	<b>Land Off Storeys Bar Road Storeys Bar Road Fengate Peterborough</b> , Highways and access works pursuant to 08/01081/ELE
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Groundwater & Archaeology

The applicant has confirmed that the maximum depth of ditches and ponds will be such that there will be no significant adverse impact or risk to the quantity or quality or surface or groundwater resources or the flow of groundwater resources at or in the vicinity of the site and to minimise the impact on Flag Fen Archaeology Park and any buried archaeological remains in the vicinity in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS36 and CS 39.

Officer Response – Given the above the officers no longer have any concerns with regard to this matter.

Highway Design, tracking etc

Revised plans have been received and comments from PCC Highways confirm that the proposal is satisfactory.

Road Stage 1 Safety Audit

This has been received and PCC Highway have confirmed that there are no outstanding concerns with the proposed road improvement.

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