

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 6 NOVEMBER 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 – 6 NOVEMBER 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>	18/01101/R3OUT - Land North Of Thistle Drive Stanground Peterborough	Pete Lumley Pat Corcoran Roz Wright Simon Wright Rachel Fisher Tina Rotham-Hayward Cllr Hogg Cllr Whitby Phil Blyth (Architect), Jeremy Good Cllr Hiller	Objector Objector Objector Objector Objector Objector  Ward Councillors  Architect Architect Director
<b>5.2</b>	18/01129/HHFUL - Mouse Cottage 1 North Fen Road Glinton Peterborough	Robert Johnson Ian Hopkins Cllr Batty and /or Haste Cllr Holdich, OBE	Objector Applicant Parish Councillor Ward Councillor
<b>5.3</b>	18/01495/HHFUL - 40 Broad Wheel Road Helpston Peterborough PE6 7EE	Mrs Heather Birch	Applicant
<b>5.4</b>	18/00002/TPO - 291A Thorpe Road Peterborough		

## BRIEFING UPDATE

**P & EP Committee 6 November 2018**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	18/01101/R3OUT	<b>Land North Of Thistle Drive Stanground Peterborough,</b> Outline application for residential development of up to 20 dwellings (all matters reserved)

Further to the Case Officer report letters of representation had been received advising that the public open space is common ground and was given to Stanground residents following the development of the Appleyard, a residential street situated west of the application site. The Council's legal team have no record that the land was given to Stanground, and is understood to be owned by the Council.

An Appropriate Assessment has been undertaken by the Local Planning Authority, as required by the Habitat Regulations. The measures are set out within the main body of the Case Officer report. Natural England have agreed with the findings of the Appropriate Assessment, concluding that these would mitigate any adverse effect on the integrity of the Nene Washes European site.

Further to the second round of public consultation 31x letters of representation have been received in addition to the 7 already set out in the main report. The following planning matters have been raised:

**- The loss of open space would have an impact on the health, wellbeing and mental health of Stanground residents:**

Officer Response: Officers acknowledge that the Open Space is used for a variety of sport and leisure means, including by elderly residents and those that use the Scout Hut, however this is an allocated site for residential development within the current Local Plan.

Off-site public open space and biodiversity enhancements are sought to be secured as part of the S106 legal agreement which would go towards Tenterhill Public Open Space, Chapel Street and the allotment site at Anglian Close.

**- The Local Highway Authority have said they will not adopt the access road, and the public bridleway must remain free of motorised traffic and the Secretary of State must be informed to alter a bridleway:**

Officer Response: Full details of the access road and bridleway would be secured as part of the Reserved Matters application, should planning permission be granted. The Council's Public Rights of Way Officer has raised no objection to relocating the Bridleway along the southern edge of the existing road.

As the Bridleway would not be stopped up or significantly altered the minor deviation would be handled either under the Highway Act 1980 or the Town and Country Planning Act 1990, and would not require approval by the Secretary of State.

**- A resident has undertaken a survey (Survey Monkey); 231 responses received, 99% of respondents were from Peterborough, and 98% responded closure of the bridleway would cause them issue:**

Officer Response - As set out above the Bridleway would not be closed. During construction there may be a diversion, however this would be temporary.

In addition, the pedestrian access to the gymnasium and day nursery would be unchanged.

**- 25 new dwellings have been constructed in North Street in the past decade; this development would constitute overcrowding:**

Officer Response - Each application is considered on its own merits, and from the information submitted it is considered by Officers that up to 20 dwellings could be accommodated on this allocated site, hence Officer recommendation. Full details would be submitted at the reserved matters, should outline planning permission be

granted.

**- There is a lack of school places and space at local doctors surgeries, and this development would exacerbate this:**

Officer Response: The development would be subject to our adopted CIL tariff, so a standard and non-negotiable price per dwelling would be charged. That money is divided in to a number of different pots, including for health care, education etc.

In addition to the above, Officers have secured contributions for specific open space and ecological enhancements to mitigate the impact of the development.

**- The Highway spur leading to the river is laid over a drain, Anglian Water should be notified:**

Officer Response: Anglian Water have been consulted and have raised no objection to this matter.

**- There is insufficient space for emergency vehicles to turn:**

Officer Response: Full access details would be secured as part of the reserved matters stage. Turning for emergency services would be a requirement of building regulations.

**- This development would set a precedent:**

Officer Response: Each application is considered on its own individual merits, and this would not set a precedent.

A set of photographs and a short video have been received illustrating people walking or cycling along the bridleway, as well as what appear to be older photos of the northern part of the Tenterhill public open space, adjacent to the Back River, which is flooded and frozen at winter.

2.	18/01129/HHFUL	<b>Mouse Cottage 1 North Fen Road Ginton Peterborough</b> , Demolition of existing double garage and utility room, erection of two storey extension to east elevation, erection of double timber car port and store to front, extensions to barn to the rear of site
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Further to Ginton Parish Council 'calling-in' the application to Planning Committee (19 September 2018), the applicant wrote the following email to address each reason given by Ginton Parish Council on why the application should be refused:

"We would like to briefly address each of their specific points in turn in order to offer up an alternative point of view and would be grateful if you would share these comments with the Planning Committee members.

**1) The proposed development will harm the significance of the Conservation Area and non-designated heritage asset through inappropriate development**

Further to our previous correspondence on this matter, the choice of terminology in using the word "harm" has already been discussed as somewhat inappropriate for the scale of development proposed and the pre-app engagement shows specific consideration for both the character of the property and the Conservation Area.

**2) The extension to Mouse cottage is too large in scale and destroys what was farm labourers cottages in the conservation area.**

The footprint of the extension to the main house represents less than a 15% increase in ground floor area and more than half of the proposed house addition is on the site of the current flat roofed 1970's double garage. The South West elevation has had door placement changes designed to specifically enhance the workers cottage appearance. Development on this side of the property has been abandoned in recognition of the Conservation Officer's feedback.

**3) The scale of the resultant building is not in keeping with existing building, or the neighbouring properties also in the conservation area.**

The property is dwarfed by neighbouring buildings so this comment about scale is difficult to understand. The neighbours adjacent to the development have been fully engaged and are supportive that the development will improve the look and character of the building. They will also benefit from having a reduced number of windows overlooking their property and enhanced security. We engaged in a pre-app process and have responded to that

by meeting the requirement of reducing ridge height despite the impact on internal ceiling height, and reducing dormer sizes despite the light reduction suffered.

**4) The proposed garage at the front of the building will dramatically alter the current street scene.**

I think there is some confusion here over the layout of the design. The proposed new garage, to be constructed in keeping with previous outbuildings on the plot, will be obscured from the street view by existing vegetation and does not obscure the street view of the main house. In addition, by utilising this new garage the view of the house will be enhanced because it won't be obscured by vehicles. With the potential for 5 cars at the property, we have specifically laid out the design to position cars out of sight as much as possible thus enhancing the street scene. In addition the new front elevation is set back significantly from the prominent and characterful gable end of the property. This new elevation, in reclaimed stone and matching pantiles, is replacing the current view of two metal "up and over" garage doors. Again we would consider this to be a street scene enhancement, those we have consulted with in the village are of the same opinion.

**5) Given the extent of the proposals for the house, there appears little justification for the extent of the works proposed for the barn. (it was commented that any approval for the works to the barn should be with conditions that the barn was not to be used for residential or commercial purposes)**

Because of the consideration given to the street view of the main property and the reduced storage space in the new garage, the extension to the barn is required for the tractor mower and workshop needed for garden upkeep. It also provides an escape for our children and their friends such that they minimise disturbance to the neighbours. We would also point out that we have significantly reduced the original extension to the main house on the guidance of the conservation officer and therefore would deem the barn extension to be an acceptable compromise.

**6 )The proposed materials and works are not compliant with the specific planning policies applicable to Grinton Conservation area and adopted by the planning authority on 13th June 2011, in particular GLIN 1, GLIN 2, GLIN3, GLIN7 and GLIN10.**

The property is substantially being constructed from the same materials as the existing property with the primary visible elevation being specifically built from material reclaimed during the alterations. We have adopted this costly and more time consuming approach in total consideration for the character of the property so do not understand this compliance objection.

**7) Parish council were made aware of the objections of the neighbour and are supportive of the neighbour in their legitimate planning objections.**

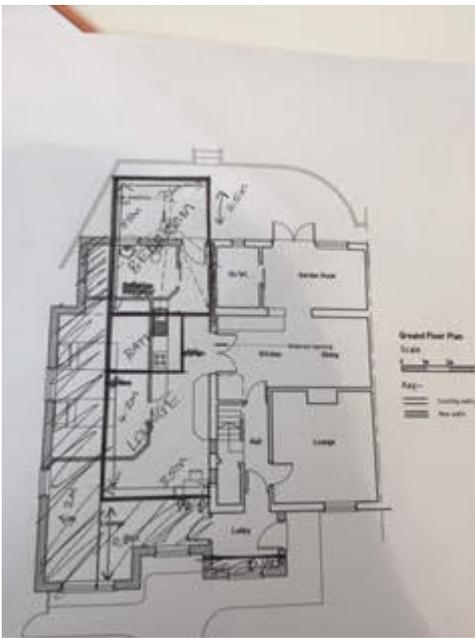
We are fully respectful of the neighbour, a member of the parish council, with regard to his concerns relating to his sycamore tree.

Once these concerns were raised we engaged with the tree officer to identify a suitable approach to minor pruning and root preservation should we encounter any. We had already designed the barn extension slightly away from the plot boundary in consideration of this particular tree and would again point out that there are some existing stone walls in the area that imply previous outbuildings and some degree of existing foundations. We therefore do not expect to encounter any interference from the tree roots.

We reiterate our regret in not engaging the Parish Council in advance of our application. We feel that if they had visibility of the steps we have taken and the iterations of design during an 18 month period of consideration, it would have removed many, if not all, of their concerns".

3.	18/01495/HHFUL	<b>40 Broad Wheel Road Helpston Peterborough PE6 7EE</b> , Erection of single storey front and side extensions and erection of 1.8m timber fence to the front
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The following sketch has been submitted by the applicant.



4.	18/00002/TPO	<b>291A Thorpe Road Peterborough PE3 6LU</b>
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No further comments.

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