

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 27 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 – 27 NOVEMBER 2018 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	18/01374/OUT - North Westgate Development Area Westgate Peterborough	Rev. Lesley Mosley Craig O'Brien Peter Breach	Objector Agent Applicant
5.2	18/01436/HHFUL - 7 Latham Avenue Orton Longueville Peterborough PE2 7AD	Mr and Mrs Reed	Applicant
5.3	18/01675/FUL - 339 Eastfield Road Eastfield Peterborough PE1 4RA	Nicola Curtis Tim Slater	Objector Agent
5.4	18/01758/FUL - Eye Post Office 30 High Street Eye Peterborough	Cllr Nigel Simons Cllr Steve Allen Mr Patel Chris Collier	Ward Councillor Ward Councillor Applicant Agent

BRIEFING UPDATE

P & EP Committee 27 November 2018

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
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1	18/01374/OUT	North Westgate Development Area Westgate Peterborough , Outline application (with all matters other than access reserved) for a mixed use development to include residential (Class C3), office (Class B1a), restaurants and cafes (Class A3), retail units (Classes A1, A2), a food hall (Classes A1, A3, A4, A5), a hotel (Class C1), leisure and assembly (Class D2) and Class D1 (non-residential institution) uses, together with associated car parking, vehicular access, servicing arrangements, public realm works and landscaping. The demolition of all buildings, excluding SDA Church (formerly Westgate Church), the Brewery Tap, 16-18 Lincoln Road (in part), 30-36 Lincoln Road and Lincoln Court
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The following additional conditions are recommended:-

C34 The Plant Noise Rating Limits specified in the Noise Assessment (July 2018) are acceptable, however the cumulative impacts from multiple units will require consideration, together with any specific details of mitigation.

The rating level of noise emitted from the fixed plant should not exceed 45dB $L_{Aeq, 1\text{ hour}}$ between 07:00 and 23:00 Monday to Friday and 35 dB $L_{Aeq, 15\text{ minutes}}$ at any other time. The noise levels should be determined at (the nearest noise sensitive premises.) The measurements and assessment should be made according to BS:4142:2014.

Therefore prior to first installation, details of the noise levels of all fixed plant, together with cumulative noise levels from multiple units, and any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the fixed plant shall be installed on site in accordance with the approved details and maintained as such thereafter.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy PP3 of the Peterborough Planning Policies DPD.

C35 All ventilation of steam and cooking fumes to the atmosphere shall be suitably filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature and location of such filtration equipment shall be submitted to and approved in writing by the Local Planning Authority, either as part of the reserved matters submission under condition 1, or prior to its installation. The equipment shall thereafter be installed in accordance with the approved details before the associated use hereby approved commences. The details must include manufactures specifications, sound power level and sound pressure level.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy PP3 of the Peterborough Planning Policies DPD.

C36 The details to be submitted under condition C1 above for each phase of development shall include a delivery and servicing management plan. Thereafter the development shall be implemented and operated in accordance with the approved delivery and servicing management plan.

Reason: In the interests of residential amenity and highway safety, in accordance with Policies PP3 and PP12 of the Planning Policies DPD (2012).

The following amendment to Condition 6, changing a plan number, is recommended:-

- Deletion of Highway Layout – NWPB-AEC-XX-XX-DR-HY-SKO1 Rev 1, and replacement with Highway Plan 43747-5501-002.

The following amendment to Condition 13, changing the wording of the 3rd bullet point, is recommended:-

- Realignment and alterations to width, levels, surfacing and signage and lining (where appropriate) on Westgate (including the new widened 3m wide cycle path/footpath on the northern side of Westgate).

2	18/01675/FUL	339 Eastfield Road Eastfield Peterborough PE1 4RA , Change of use from house in multiple occupation HMO (Class C4) to Hotel (Class C1)
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There are type typo's in the report;

- Para starting 'residents' there is a 'not' missing between 'do' and 'consider'
- Final 2 paras above the conclusions- should refer to an 'objector' rather than an 'applicant'

The applicant has stated that waste storage and collection this will be as part of the wider site management.

3	18/01436/HHFUL	7 Latham Avenue Orton Longueville Peterborough PE2 7AD , Two storey rear extension and alterations to dwelling
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1. On 25th November 2018, the applicants submitted written comments to indicate their support for the proposal, requesting also that Members see these comments before determining the application. These comments have been attached as part of the appendix to the report.

Officers make the following comments on the submitted information:

- As raised in the Committee Report, property devaluation is not a material planning consideration.
- In Section 5 of the applicant's comments, the applicant refers to '5bii)' and not 5a(ii)).

4	18/01758/FUL	Eye Post Office 30 High Street Eye Peterborough , Security shutters to two windows and front door (retrospective)
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A consultation response has now been received from Eye Parish Council. The Parish Council has advised following its consideration of the application that it has no comments to make.

The letter goes on to set out that the Post Office is in the very busy High Street in Eye, opposite the Leeds Hall and the Parish Council office which is situated within. Sadly Eye Parish Council have had to take extra security measures in recent years as the hall has been subjected to a break ins and several attempted break ins and walk in thefts. Having to deal with such issues is very upsetting but must be worse if it is actually your business and your home where you and your family live. We see on a regular basis in the press that village Post Offices are a easy target for thieve and anything that can be done to lessen this can only be a good thing.

The Parish Council fully understand why the Post Office wish to install the shutters and do not believe they are in any way detrimental to the Conservation Area. The Post Office is very well used by both villagers and those in the outlying areas and putting shutters on the inside would decrease the size of the retail area and make the business less viable. It would be a great shame if the Post Office was unable to continue in our village – where would that leave residents?

Supporting material from applicants Mr A and Mrs N Reed

Reason for build

To build our family home for our 9 year old daughter & baby due on 7th February. At present we are renting our house in Belham road, Peterborough and living with Mrs Reed's parents in Orton longueville. 7 Latham Avenue needs renovating with electrics, heating and plumbing. At present it exists of no kitchen, 2 bedrooms and 1 bathroom therefore we require further developments to make our dream home.

Objections

1. **Taking away privacy to neighbours rear garden therefore unable to use their rear garden.** Refer to Mr Gandy's assessment 5bii) – this illiterates the proposed extension would be set approximately 4.7m from the boundary and the boundary comprises of a close board fencing along with vegetation at a high level. You would have seen this boundary when you visited on Friday. See image 1.
2. **Property devaluation.** There is no evidence to support this to be true. In fact under **LP16 (Urban design and public realm) the property proposed would contribute positively to the character and distinctiveness of the area.**
3. **Loss of privacy to neighbours.** See points raised in 1.
4. **The window proposed extension and Juliet balcony will be looking straight into the bedroom of the adjoining property and will leave 60% loss of privacy to their gardens.** Refer to Mr Gandy's assessment 5bii) – the orientation of on No: 8 Latham Avenue means that the rear of this neighbour diverges further away from No: 7 Latham Avenue, therefore there would be a greater separation distance between the two dwellings. The view from the Juliet balcony proposed would gain partial views to the neighbouring garden to the south. However this would be partially screened by their existing single storey extension. The Juliet balcony is not a true balcony to be used for viewing but purely to gain more daylight into the proposed master bedroom as permitted development rights to allow first floor

windows and dormers to be installed. We had considered the neighbours privacy by proposing roof windows in the master bedroom. Is there any supporting evidence to indicate there will be a loss of 60% privacy to the neighbours garden? Please refer to the image 1 to see if this could be true?

5. **This is already the only two story building in the cul-de-sac** and the extension will make the property overbearing. Mr Gandy reports in his professional opinion in 5a) with the 4.7 meter separation is considered to be sufficient to avoid the proposal being adversely **overbearing** to the adjacent property. It also clearly states the proposed extension would not be visible from the public realm (5a) therefore cannot not be considered overbearing from the public eye at the front of the property. If this was true we would have had more than 1 objection from the neighbours in the cul-de-sac.

Conclusion

We have altered the original plans for the proposed two storey extension of 7 Latham Avenue under Mr Gandy's recommendations. The depth of the extension has been reduced and the roof line has been dropped to ensure we abided with the planning regulations. Therefore during the planning process we have been more than accommodating.

The Proposed extension is to complete our dream home for our growing family. We both work full time whilst bringing up our family therefore run busy lives. Mrs Reed is a small business owner in Peterborough and is active in the local community.

We have built a good rapport with neighbours previously and are planning to continue in Latham Avenue. We ensure that our property and residence at 7 Latham Avenue will uphold privacy and respect for fellow neighbours.

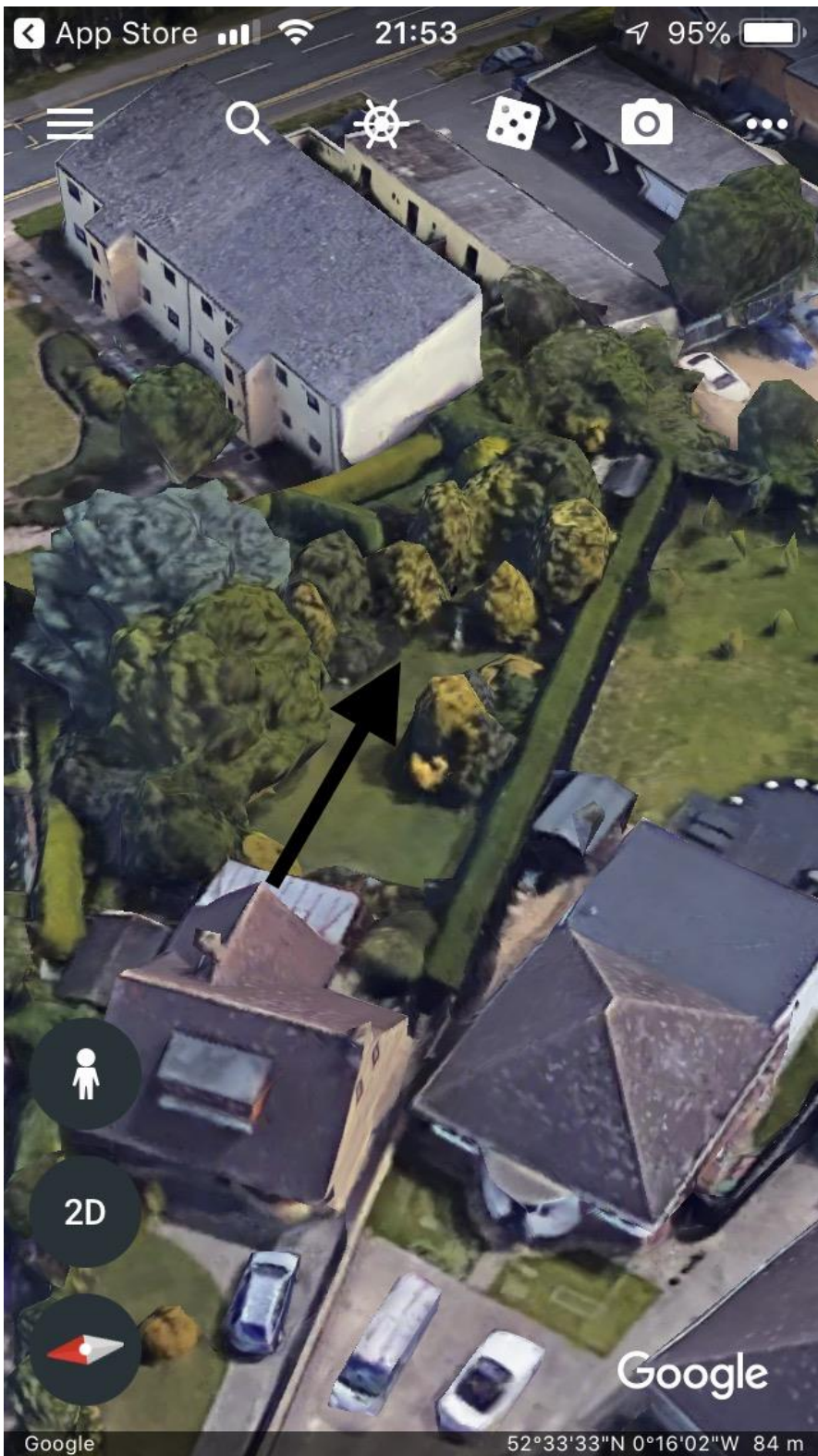


Image 1