

Minutes of a meeting of the Planning and Environmental Protection Committee held at the Town Hall, Peterborough on 21 October 2008.

MEMBERS PRESENT:

Chairman - Councillor M Todd

Councillors Benton, C Burton, Cereste (1.30 pm onwards), Hiller, Lane, Kreling, Morley and Walsh.

OFFICERS PRESENT:

David Loveday, Interim Development Control & Enforcement Manager
Julie Smith, Senior Engineer, Highways
Jez Tuttle, Senior Engineer, Highways
Mike Roberts, Senior Planning Officer
Dale Barker, Principal Planner
Carrie Denness, Principal Solicitor
Martin Whelan, Partnership and Parish Support Officer

1. Apologies for Absence

Apologies for absence were received from Cllrs C Day and Thacker. The Committee was advised that the Cllr C Day had resigned from the committee and would be replaced by Cllr Morley.

2. Declarations of Interests

06/01051/FUL	Cllr Burton requested that it was noted that he knows the residents of Sycamore Farm, but that this would not affect his decision.
07/01411/FUL	Cllr Burton requested that it was noted that he knows the residents of Sycamore Farm, but that this would not affect his decision.
08/00438/FUL	Cllr Kreling requested that it was noted that she was a Ward Councillor, but had had no involvement in the application.
	Cllr Lane requested that it was noted that he knew the Secretary of the Lawn Tennis Club, but that this would not affect his decision.
08/00721/R3FUL & 08/00722/CON	Cllr Cereste declared a prejudicial interest in the items and withdrew for the two items

3. Members Declarations of Intentions to make representations as Ward Councillor

07/01905/OUT – Guild House, Oundle Road – Cllr Benton

08/00518/FUL – Power Engineering Second Drove – Cllr Todd

08/00131/FUL – 30 Windsor Drive, Stanground – Cllr Walsh

Committee AGREED to allow photographs to be taken of the meeting.

4. Development Control & Enforcement Matters:

The Committee agreed to vary the speaking scheme for items 4.1 Land near Nutsgrove Farm, Scolding Drove, Thorney (06/01051/FUL) and 4.2 Land South of French Drove and East of Scotland Drove at Wyrdecroft, Peterborough (07/01411/FUL) to allow up to 30 minutes for applicants and objectors.

4.1 06/01051/FUL - ERECTION OF SEVEN WIND TURBINES WITH ASSOCIATED TRACKS, CRANE HARDSTANDINGS, ANEMOMETRY MAST, UNDERGROUND CABLES AND SWITCHGEAR HOUSE AT LAND NEAR NUTSGROVE FARM, SCOLDING DROVE, THORNEY

The application was submitted for consideration by the committee in light of an appeal submitted to the Planning Inspectorate on grounds of non determination. The proposal sought permission for the erection of 7 identical wind turbines to measure 60m to hub height and with height of 102m to the blade tip. The blades will have a length of 42m each. Each of the turbines would have a capacity of 2MW. They are proposed to be aligned in two rows approximately 250m – 300m apart (east-west) alignment and 350m – 400m intervals (north-south). The westerly of the two rows is to comprise 4 turbines and the east, 3 turbines. The 3 turbines are to be located 50m from a drainage dyke, known as Gold Dike that forms the eastern boundary of the application site and also the district boundary.

The committee received a number of representations in objection to the proposed erection from “Fenland against Rural Turbines” (FART) and individual residents. The objections covered;

1. Visual impact and the culmination effect;
2. Subsonic vibrations and affect to property;
3. Flicker effect
4. Potential effect on mobile broadband and consequential effect on education
5. Effect on visual amenity from private property
6. Potential effect on wildlife specifically Marsh Harriers
7. Environmental and operational issues from similar sites specifically noise pollution
8. Support for objections raised by the Ministry of Defence and issues were raised specifically with air traffic control.
9. Public opposition
10. Concerns about effectiveness of the technology

A representative of the applicant spoke in favour of the application. The following points were highlighted;

- The applicant highlighted the recent government announcement in support of new renewable energy and associated targets.
- Ability of the landscape to incorporate the site without adversely
- Lack of objections from the RSPB and Natural England

The applicant requested that if the application was to be refused that only the grounds outlined in the report and the additional condition of the absence of a Section 106 agreement. The committee sought clarification on a number of points.

Following questioning of officers and a debate a motion was put forward and seconded to support officer recommendations and reject the application.

Resolved: (8 for, 1 not voting) to accept officer recommendations

Reasons for the Decision:

The proposed wind turbine development would unacceptably affect Ministry of Defence radar systems to the degree that it would not, if the turbines were constructed, be possible to provide a safe and expeditious air traffic service to military and non-military aircraft in the area. The Ministry of Defence have advised that the applicant has failed to prove that the proposal would have no adverse impact on aviation interests as required in accordance with paragraph 25 of Planning Policy Statement 22 (PPS 22) – Renewable Energy which states;

'It is the responsibility of developers to address any potential impacts, taking account of Civil Aviation Authority, Ministry of Defence and Department for Transport guidance in relation to radar and aviation, and the legislative requirements on separation distances, before planning applications are submitted. Local Planning Authorities should satisfy themselves that such issues have been addressed before considering planning applications'.

and paragraph 96 of the Companion Guide to PPS 22 which states:

Because topography, intervening buildings and even tree cover can mitigate the effect of wind turbines on radar, it does not necessarily follow that the presence of a wind turbine in a safeguarding zone will have a negative effect. However, if an objection is raised by either a civil aviation or Defence Estates consultee, the onus is on the applicant to prove that the proposal will have no adverse impact on aviation interests.

Thus the proposal is contrary to the provisions of Planning Policy Statement 22.

The committee also resolved to refuse on the application on the basis of the lack of a Section 106 obligation.

The cumulative effect of the wind farms on the landscape contrary to policies CE2 and DA2

4.2 07/01411/FUL: ERECTION OF SIX WIND TURBINES, CONTROL BUILDING, COMPOUND, WIND MONITORING MAST AND ACCESS TRACKS AND ASSOCIATED WORKS AT LAND SOUTH OF FRENCH DRIVE AND EAST OF SCOLDNG DROVE AT WRYDECROFT, PETERBOROUGH

The committee received a proposal, for the erection of 6 wind turbines to a maximum height of 102m, follows a previous application for 7 wind turbines within the same site and of the same turbine dimensions. The previous proposal was granted by the Planning Committee subject to a section106 obligation being completed. However, the later remains outstanding and the development has never proceeded. This has been principally due to the location of one of the turbines close to a gas pipeline which raised late but strong objections from Transco/National Grid on the grounds of safety.

The proposed turbines are to be of the standard 3-blade design to be mounted on a cylindrical shape tower. 6 turbines are proposed. These are to have a tower height of 63m, with each blade to have a length of 39m. The overall height of the turbines will therefore be 102m above the existing ground level. The turbines are to have a rated output of 2MW in optimum wind speeds.

The committee received a number of representations in objection to the proposed erection from "Fenland against Rural Turbines" (FART) and individual residents. The objections covered;

1. Visual impact and the culmination effect;
2. Subsonic vibrations and affect to property;
3. Flicker and glare effect

4. Potential effect on mobile broadband and consequential effect on education
5. Effect on visual amenity from private property and the requirement for consequential structural alterations to properties.
6. Potential effect on wildlife specifically bats
7. Health and safety issues particular attention was drawn to the high pressure gas pipeline running through the site.
8. Environmental and operational issues from similar sites specifically noise pollution
9. Support for objections raised by the Ministry of Defence and issues were raised specifically with air traffic control.
10. Public Opposition
11. Concerns about effectiveness of the technology

Representatives of the applicant spoke in favour of the application. The agents addressed the concerns raised by the objectors.

Following questioning of officers and a debate a motion was put forward and seconded to support officer recommendations and reject the application.

Resolved: (8 for, 1 not voting) to accept officer recommendations

Reasons for the Decision:

The proposed wind turbine development would unacceptably affect Ministry of Defence radar systems to the degree that it would not, if the turbines were constructed, be possible to provide a safe and expeditious air traffic service to military and non-military aircraft in the area. The Ministry of Defence has advised that the applicant has failed to prove that the proposal would have no adverse impact on aviation interests as required in accordance with paragraph 25 of Planning Policy Statement 22 (PPS 22) – Renewable Energy which states;

'It is the responsibility of developers to address any potential impacts, taking account of Civil Aviation Authority, Ministry of Defence and Department for Transport guidance in relation to radar and aviation, and the legislative requirements on separation distances, before planning applications are submitted. Local Planning Authorities should satisfy themselves that such issues have been addressed before considering planning applications'.

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Thus the proposal is contrary to the provisions of Planning Policy Statement 22.

The committee also resolved to refuse on the application on the basis of the lack of a Section 106 obligation.

The cumulative effect of the wind farms on the landscape contrary to policies CE2 and DA2

The committee agreed to alter the agenda to deal with items 4.11 and 4.13 next in the order of business.

4.11 08/01101/FUL: EXTENSION TO EXISTING REAR DORMER AT 10 BLACK SWAN SPINNEY, WANSFORD, PETERBOROUGH

The committee received a proposal for consideration following a referral from the Parish Council, to extend the existing 5 metre dormer by 3 metres, to provide additional headroom and a window in the upstairs bathroom. The external appearance would match the existing dormer.

Following the presentation of the case a motion was put forward and seconded to support officer recommendations and approve the application.

Resolved: (8 for, 1 not voting) to accept officer recommendations subject to the addition of a condition requiring development to commence within three years of permission being granted in accordance with the provisions of the Town and Country Planning Act 1990.

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 weighting against relevant policies of the development plan and specifically:

1. The extension to the existing dormer is in keeping with the character of the existing building and the area
2. The extension to the dormer will not result in any increased impact on the amenities of occupiers of neighbouring dwellings.
3. The proposal is therefore in accordance with Saved Policy DA2 of the Peterborough Local Plan 2005 (First Replacement).

Cllr Walsh left the committee

4.13 08/00131/FUL – NEW DWELLING WITH ATTACHED GARAGE AT 30 WINDSOR DRIVE, STANGROUND, PETERBOROUGH

The application sought permission for the erection of a detached two-storey property with gabled roof and integral garage on land to the rear of No. 30 Windsor Drive. The proposed scheme was the result of negotiations with the agent and has been amended from the original three bedroom submission to a two bedroom dwelling house with a foot print of approximately 57m². This application also included two in-curtilage parking spaces with vehicular access off Windsor Drive.

Cllr Walsh in her capacity as Ward Councillor addressed the committee and outlined a number of concerns, including the size of plot; highway safety issues and the general appropriateness of the development. The committee also received representations from a local resident who raised issues about the size of the plot and lack of privacy.

Following questioning of officers and a debate a motion was put forward and seconded to support officer recommendations and reject the application.

Resolved: (7 for, 2 not voting) to accept officer recommendations and refuse the application.

Following questioning of officers and a debate a motion was put forward and seconded to support officer recommendations and reject the application.

Reasons for the Decision

The Committee resolved to refuse the application on the following grounds;

- The sub division of the land to the side and rear of No. 30 Windsor Drive results in the formation of two plots of land that are at odds with the uniform pattern of development within this mature street scene. It is considered that the proposed dwelling when taking in connection with the existing property would lead to the overdevelopment of the site and result in a detrimental impact on the character of the street scene.
- The proposal by reason of its design, siting, scale and height appears visually discordant and out of proportion with the established built form within the site locality and would result in a detrimental impact on the character of the street scene.
- The proposal would result in the loss of a significant level of the private rear amenity space that presently serves No. 30 Windsor Road resulting in an inadequate and awkward provision of amenity land. Furthermore, given the orientation and proximity of the proposed dwelling to the existing dwelling, which is located to the north, the development would result in the over shadow and loss of daylight into the small remaining private rear amenity area to the detriment of the occupiers of this dwelling.
- The proposed development does not provide adequate space within the curtilage of the site to provide 1.5m x 1.5m vehicle to pedestrian visibility splays to serve the existing or proposed property which would result in a detrimental impact on highway safety.
- The proposal would result in the displacement of the two off road car parking spaces that serve the existing property thereby generating an increase in the number of vehicles parked in unsafe locations on the adjoining public highway. This would result in a detrimental impact on highway safety.

The scheme fails to make provision for additional community facilities which are necessary as a consequence of the development.

The proposal is therefore contrary to policies T1, DA1, DA2, H16 and IMP1 of the Peterborough Local Plan (First Replacement).

Cllr Cereste joined the committee

Cllr Walsh re-joined

Cllr Benton left the committee

4.3 07/01905/OUT – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 102 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AT GUILD HOUSE, OUNDLE ROAD, PETERBOROUGH

The application sought permission at outline stage. The committee was advised that Layout, Scale and Access were committed at this stage. The application involved the demolition of the existing 3 storey office block on site and the erection of 102 dwellings at heights ranging from 2 to 4 storeys and a range of types including semi detached and terraced houses and blocks of flats.

The Ward Councillor addressed the committee and raised concerns about the protection of ancient architecture; height of buildings; lack of compliance with the Peterborough Local Plan; privacy; potential affects on health/education facilities and loss of green space. The committee also received representations from a local resident, who expressed concerns about the suitability of the site in light of the development proposed.

The committee received representation from the agent for the site. The agent addressed the concerns that had been raised by the objectors.

Cllr Burton proposed that the item be deferred. The motion was defeated (2 for, 5 against and 1 not voting)

Following questioning of officers and a debate a motion was put forward and seconded to support officer recommendations and accept the application.

Resolved (5 for, 2 abstentions and 2 not voting) to accept office recommendations, subject to the conditions numbered C1 – C12 in the committee report and an additional requirement to produce a design brief.

Reasons for the Decision:

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

- The proposal is a high density urban scheme in a close to centre location in accordance with current Government advice. It has adopted the form of development in the area and will integrate into the area well.
- It provides adequate parking, most of which is enclosed in private courts which are not open to public view.
- Adequate provision is made for private amenity space.
- Existing parking arrangements on Swain Court will be amended to ensure no loss of provision
- The principle of the development is acceptable and in keeping with Policy H7 of the Adopted Peterborough Local Plan, which encourages housing developments within the urban area and Planning Policy Statement 3 (Housing), which requires the reuse of brownfield sites within existing residential areas.
- The development demonstrates that there would be no significant harm to the character of the area.
- The density is as high as is reasonably possible in this location
- Adequate provision will be made for infrastructure.
- Access to the site is satisfactory.
- The proposed development is therefore in keeping with Policies H7, H15, DA1, DA2, DA8, IMP1, T1, T8 and T10 and LNE1 of the Adopted Peterborough Local Plan (First Replacement).

4.4 08/00438/FUL – CONSTRUCTION OF 10 TEN BEDROOM APARTMENTS IN THREE BUILDINGS AT PETERBOROUGH CITY LAWN TENNIS CLUB, PARK CRESCENT, PETERBOROUGH

The application sought permission for the erection of 10 flats in three buildings each two storeys high. The two front blocks are reminiscent of large Victorian double fronted villas, which are separated by approximately 9m which is used as the vehicular access to the rear of the site and the third building.

The Ward Councillor addressed the committee and made representations on the following issues;

- Recent strengthening of the conservation area appraisal
- Value of Central as an asset
- Precedent of other recent planning decisions on Park Crescent
- Strength of local opposition and inconsistencies in the consultation process.
- Potential detrimental affect on obesity levels, sports provision and life expectancy

The Committee also received representation from a number of local residents. The representations challenged the status of the site as report and the legality of proposals. The agent and a representative of the Tennis Club spoke in favour of the application and addressed the issues raised by the residents.

Following questioning of officers and a debate a motion was put forward and seconded to defer the item.

Resolved: (Unanimously) to defer the item

Reasons for the Decision:

The Committee agreed to defer the item to allow time for Officers to;

- Clarify the nature, extent and timing of the replacement tennis facilities
- To report on the demand for Executive housing in the City.

Cllr Benton rejoined the committee

Cllr Todd left the committee and Cllr Hiller took over the Chair

4.5 08/00518/FUL – CHANGE OF USE FROM A SCRAP YARD TO OPEN STORAGE (USE CLASS B8) AT TJ'S AUTO SALVAGE AT SECOND DROVE, FENGATE, PETERBOROUGH

The application sought permanent planning permission to continue to use the site for open storage, to include construction materials, commercial vehicles and trailers as per the temporary planning permission granted in 2006. The application was incorrectly registered as a minerals and waste application however, no waste processing is proposed and the application has been amended to a 'FUL' planning application to seek permanent continued use of the site for open storage.

Cllr Todd addressed the committee in her capacity as a Ward Councillor and raised issues with previous compliance with conditions and environmental nuisance issues. The agent and a representative of Peterborough Rugby Club spoke in favour of the application.

Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (8 for, 2 not voting) subject to the conditions in the committee report and an informative about the importance of enforcement.

Reasons for the Decision:

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

- The application site is located within the Fengate General Employment area. The permanent use of the site for open storage (B8 Use) is therefore considered acceptable in this location.
- Taking into account the site layout and the imposition of the recommended conditions it is not considered that the continued use of the site for open storage will result in an unacceptable impact on the amenities of the occupiers of the mobile home located to the north of the site.
- The proposal will not result in a detrimental impact on highway safety.
- The proposal is therefore in accordance with policies OIW1, DA2 and T1 of the Peterborough Local Plan (First Replacement).

Cllr Todd rejoined the committee and resumed as Chairman

Cllr Cereste left the meeting

4.6 08/00721/R3FUL – DEMOLITION OF EXISTING BUILDING AND CHANGE OF USE TO PUBLIC OPEN SPACE AT THE CORN EXCHANGE, 22-24 CHURCH STREET, PETERBOROUGH

The application sought permission for the demolition of the existing building to make way for a public square. The scheme is phase one of a longer term vision for the square.

It would involve the laying of concrete paving slabs and bricks to match the surrounding pavements, the planting of three trees to the north of the square to soften the view of the bland façade of the Queensgate Centre and the introduction of stone benches to the south of the square. Telescopic bollards would be placed strategically within the square to prevent vehicular access whilst allowing access for emergency vehicles if necessary. The square would also be illuminated by lighting columns to match the surrounding street lights and lighting would be included within the bollards to define the square at night.

Representatives of the existing tenants made representations to the committee in opposition to the scheme. The following issues were raised;

- Contrary to Planning Policy
- Lack of communication and confused consultation
- The limited role of the committee in relation to the Landlord and Tenant Act 1954
- Opposition from the tenants to the proposed scheme.

Representatives of the applicant spoke in favour of the application, highlighting the economic benefits of the scheme and responded to some of the issues raised by the objectors.

Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (6 for, 2 against and 2 not voting) subject to the conditions in the committee report

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

- The proposed demolition of the existing unattractive building and its replacement with a public square would enhance the character and appearance of the Conservation Area and the setting of the surrounding Listed Buildings and would add to the vitality, viability and attractiveness of the Central Retail Area. It is therefore considered that, with the appropriate control conditions, the proposal would comply with Policies CBE3, CBE4, CBE7, CBE2 CC3, CC17, DA1, DA2 and T3 of the Peterborough Local Plan (First Replacement), Policies SS6, ENV6 and ENV7 of the East of England Plan 2008 and Government guidance contained within PPS1, PPS6 and PPG15.

4.7 08/00722/CON – DEMOLITION OF EXISTING BUILDINGS, THE CORN EXCHANGE, 22-24 CHURCH STREET, PETERBOROUGH

The committee received an application for Conservation Area Consent to demolish the existing building. It is proposed to replace the building with a public square. The details of the public square element are being considered under application 08/00721/R3FUL.

Representatives of the existing tenants made representations to the committee in opposition to the scheme. The following issues were raised;

- Contrary to Planning Policy
- Lack of identified final solution

The representative of the Post Office sought to table an additional condition, but on the advice of the Legal Officer the request was declined. The representatives of the applicant also addressed the committee.

Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (6 for, 2 against and 2 not voting) subject to the conditions in the committee report

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

- That the existing building offers no benefit to the character and appearance of the Conservation Area and its demolition and replacement with a public square would enhance the amenities of the area. The proposed replacement public square is an acceptable re-development and sufficient details have been submitted as part of application 08/00721/R3FUL. It is therefore considered that it complies with Policies CBE3 and CBE4 of the Peterborough Local Plan (First Replacement), Policy ENV6 of the East of England Plan 2008 and the guidance contained within PPG15.

Cllr Cereste rejoined the committee

The Committee agreed to alter the order of the remaining business.

4.9. 03/00880/REM – ERECTION OF TWO THREE STOREY HOUSES – RELATING TO PERMISSION 00/00290/OUT AT LAND BETWEEN 105 AND 113 THORPE ROAD

The committee received a Reserved Matters application for two houses on land which has outline permission for two dwellings. Plot one is 2¹/₂ storeys high with a large open plan ground floor, four bedrooms on the first floor and a large master suite in the roof, plot two is a full 3 storey house to the front, but two storey to the rear, to prevent overlooking; it has a

large open living kitchen and study on the ground floor, four bedrooms on the first floor and a bedroom and games room on the top floor.

The applicant addressed the committee and clarified a number of elements of the scheme.

Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (9 for, 1 not voting) subject to the conditions in the committee report to accept officer recommendations

Reasons for the Decision: Subject to the imposition of conditions and the resolution of the outstanding Tree Protection Order issue the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

- The proposal complies with policies H16, CBE 3, DA1 and DA2 in that it provides adequate levels of amenity for occupiers and neighbours, is compatible with its surroundings and has no detrimental impact on neighbours.

4.10 08/00712/FUL – EXTENSION TO AND OVER EXISTING DETACHED DOUBLE GARAGE TO PROVIDE GARDEN AND GENERAL STORAGE AT THE GROVE, 18 GROVE LANE, LONGTHORPE, PETERBOROUGH

The committee received an application which proposed an extension over the existing detached double garage and a one and a half storey extension to the rear.

The extension would increase the height of the existing garage by 1.6m and the depth by 6.275m. It would have the same width as the existing garage and would replace the hipped roof with a gable. The development would create a garden store on the ground floor to the rear of the existing garage and storage space on the first floor. Two windows would be placed in each of the gables.

The applicant addressed the committee and provided a chronology of events pertinent to the application. Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (6 for, 3 against and 1 not voting) to accept officer recommendation and approve the application subject to the conditions in the committee report.

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

- It is the opinion of the Local Planning Authority that the proposed development would not unduly harm the character and appearance of the area or the setting of the Listed Building; be unduly detrimental to the residential amenities of the neighbouring properties or have an adverse impact on highway safety. It is therefore considered that, having taken account of all material considerations, the proposed development complies with Policies CBE7, DA1, DA2 and T1 of the Peterborough Local Plan (First Replacement).

4.12 08/01017/FUL: CHANGE OF USE FROM A2 (ESTATE AGENT) TO A5 (HOT FOOD TAKEAWAY) AT 3 BRETTON COURT, RIGHTWELL, BRETTON, PETERBOROUGH

The committee received an application to seek permission for a change of use of a ground floor unit within the Bretton District Centre from A2 (Estate Agents) to A5 (Hot Food Takeaway).

Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (9 for and 1 not voting) to accept officer recommendation and approve the application subject to the conditions in the committee report.

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

- The site is currently operates as an A2 (Estate Agent) use and lies within a secondary retail frontage and the proposed change of use will not result in a deficiency of in local convenience shopping
- The scale of the proposed A5 use is appropriate for the District centre
- There is adequate parking provision within close proximity to the site and the change of use will not result in any adverse highway implications
- Appropriate odour and noise abatement measures can be undertaken in order to avoid any adverse impact on neighbouring amenity.

Hence the proposal accords with policies R7, R9, T1 and T10 of the Peterborough Local Plan (First Replacement).

4.9 08/00489/OUT – RESIDENTIAL DEVELOPMENT CONSISTING OF 25 ONE & TWO BEDROOM MAISONNETTES/APARTMENTS AT FAITH, GENEVA STREET, PETERBOROUGH

The committee received an outline application with all matters reserved for future agreement, but with 25 dwellings proposed on a site of 0.065ha. No parking was proposed on site.

Following questioning of officers and a debate a motion was put forward and seconded to approve the application in accordance with officer recommendations.

Resolved: (9 for and 1 not voting) to accept officer recommendation and approve the application subject to the conditions in the committee report and the inclusion of a design brief as a precondition of development .

Reasons for 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:

- This is a City Centre site which achieves a very high density whilst reflecting the character of the area; it provides adequate levels of residential amenity, affordable housing, and contributions to the burden placed on the City. It would not cause any material harm to the existing cultural and leisure facilities of the City, or to North Westgate, it is can maintain or preserve the character of the Conservation Area.
- The proposed development is therefore in keeping with Policies H15, H16, H21, CC5, T9, CC8, CC10, DA1, DA2, CBE3 and IMP1of the Peterborough Local Plan (First Replacement).

Chairman – 10.00 to 19.10

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