

## PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 24 SEPTEMBER 2019 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.

**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>4.1</b>	<b>18/02185/WCMM</b> - Dogsthorpe Landfill Site, Welland Road, Dogsthorpe, Peterborough	Mat Nicholson	Applicant
<b>4.2</b>	<b>19/00696/REM</b> - Land on the West Side of Guntons Road, Newborough, Peterborough	Richard Majewicz	Objector
<b>4.3</b>	<b>19/00881/HHFUL</b> - 120 Padholme Road, Eastfield, Peterborough, PE1 5EN	Mohammed Hussain	Applicant



## BRIEFING UPDATE

**P & EP Committee 24 September 2019**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
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1 .	18/02185/WCMM	<b>Dogsthorpe Landfill Site Welland Road Dogsthorpe Peterborough</b> , Variation of condition C1, 2 and 4 (to extend the date for final restoration and amend the restoration scheme) of planning permission 13/01562/WCMM
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No further comments.

2 .	19/00696/REM	<b>Land On The West Side Of Guntons Road Newborough Peterborough</b> , Approval of access, appearance, landscaping, layout and scale for the erection of five self build detached bungalows (with refuge in the roof space) together with associated access, parking and amenity space pursuant to outline planning permission 17/01902/OUT
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### Additional consultee comments

Further to publication of the Committee Report, the Council's Drainage Engineer has provided clarification in respect of the flood risks from the submitted levels/drainage scheme. He has advised that whilst water will build up within the low point on the access road, the gully proposed will ensure that the water drains provided that it is maintained to ensure it remains effective in perpetuity. Accordingly, Officers consider that an additional condition is necessary to ensure that future maintenance of the surface water drainage scheme is secured.

- C15 No later than 3 months following implementation of the surface water drainage scheme hereby approved, a scheme for the future maintenance and management of all assets associated with the drainage scheme, including the person(s) responsible, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the surface water drainage assets shall be maintained/managed in accordance with the approved scheme in perpetuity.

Reason: To ensure that the development is not at unacceptable risk from or poses unacceptable flood risk elsewhere, in accordance with Policy LP32 of the Peterborough Local Plan (2019).

## **Amendments/clarification to the main Committee Report**

Following publication of the Committee Report, clarification is required in respect of the following conditions:

**Condition 2** is to be amended at the request of the Applicant, as satisfactory material details were submitted alongside the application.

C2 The development hereby approved shall be carried out in accordance with the approved materials specification which states:

BRICKS: Bacara handmade red multi

RENDER: Cream through coloured to the porches of Plots 4 and 5

ROOF TILES: Sandtoft Dark Grey 'Shire' pantile.

GUTTERS & DOWNPIPES: Black UPVC with downpipes 68 mm diameter and gutters 112mm half round

WINDOWS: Flush sash UPVC windows finished in anthracite colour for Plots 1, 2 and 3, and cream colour for Plots 4 and 5

ROADS: 200 x 100 X 80 Precast concrete paviors in colour Brindle

CAR PARKING BAYS: 200 x 100 X 80 Precast concrete paviors in colour Red

PAVING: 50mm thick Precast concrete paving units in colour buff or natural grey

Reason: To ensure a satisfactory appearance in the interests of the visual amenity of the locality, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

**Condition 3** is to be amended to clarify that the fencing height relating to Plot 1 is to be taken from the slab level, not ground level, given that the slab is to be 500mm above ground level. This will ensure that privacy is maintained.

C 3 Notwithstanding the submitted plans and the provisions of condition C5 of outline planning permission 17/01902/OUT, prior to first occupation of any dwelling hereby granted consent, a scheme of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall ensure that the boundary treatment(s) to the southern boundary shall be no less than 2 metres in height measured from the slab level of Plot 1, and the treatment to the eastern boundary of the site shall be no less than 2 metres in height measured from the adjacent ground level.

The approved boundary treatments to the eastern boundary of the site shall be implemented prior to first occupation of any dwellinghouse, and all other boundary treatments shall be implemented prior to first occupation of the dwellinghouse to which they relate.

Reason: In order to protect and safeguard the amenities of adjoining and future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

**Condition 11** is to be amended to include additional screening required to the balcony to serve Plot 1.

C11 Notwithstanding the submitted drawings/plans, no development other than groundworks/foundations shall take place in respect of Plots 1 and 5 until details of additional privacy screening to the rear balcony have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be installed in

accordance with the approved details prior to first occupation of the dwelling to which it relates.

Reason: In order to protect the amenities of neighbouring occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

**Condition 14** is to be updated to clarify that the rooflights currently shown on the submitted drawings are approved, and that the condition relates only to future openings.

C14 Notwithstanding the provisions of Part 1 Classes B and C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the front roof slopes of Plots 2-5 (inclusive) other than those expressly authorised by this approval or those expressly authorised by any future planning permission.

### **Further representation**

A further representation has been received from Joanna David, a resident of No.78 Guntons Road as follows:

Thank you for speaking with me earlier this week. As discussed, I will not be able to attend the meeting of the Council's planning and Environmental Committee on 24 September 2019 as I cannot get time off from work.

I have grave concerns and wish to have these, as well as my objection to planning application 19/00696/REM heard in the meeting. I hope that you will voice my concerns listed below.

The following are but a few of the concerns that this development will have on my property and on me.

#### **Impact on me**

- This house that I have just bought (in July) was marketed as having an open outlook.
- The proximity of the 'bungalows' to the house was not disclosed until late in the process when I came across the plans on the planning website.
- By that time, I had already given up my place on several waiting lists for other properties and had the paperwork in order to purchase the house
- The prospect of re-starting a two year process from scratch was daunting and unbearable to contemplate.
- It has been - and continues to be - the cause of much distress and worry.
- I spoke with the planning office and was told that the permission had been granted and that there was nothing that I could do.
- Since the purchase, there have been no fewer than three letters from the planning office indicating changes to the planning process. As I did not understand the process or the changes, I called the planning office to elicit the meaning of the changes.
- The response that was given led me to believe that it did not matter if I protested or understood or not, that the plans were going ahead and that the letters were a formality.

Impact on my property

- The 'bungalows' have turned out to be two story dwellings with a rooftop patio for entertainment.
- The height of said dwellings will be just a few inches shorter than my own.
- Essentially, there is a two story house being built directly at the end of the (small) garden.
- As the road runs immediately behind the garden, there is the risk of noise, CO2 emissions and light pollution. There are also the issues of loss of privacy (as they will be able to see directly into my bedroom and bathroom) and loss of open outlook.
- There is also the issue of drainage. Building a road directly behind a garden with no flood defences is likely to cause problems for me during heavy downpours.
- Will the council be responsible for ensuring my garden or house is not flooded? The last house is behind my own – so the drains end behind my garden.
- The office claims that they do not know where the streetlights would be – and that they cannot prevent the new owners from erecting lights on the house or garage which will shine directly into my bedroom and bathroom windows as it will be located immediately behind the boundary line.
- They also cannot prevent persons from gathering in the new roadway directly behind the hedge. Noise and disturbance will be a problem.
- As the garden is small, any noise will be heard in the house with no filter.

I would prefer that the houses not be built but if they must, I request the following:

- That they are actually bungalows with a refuge – not chalet bungalows or the current plans for two story dwellings a few inches shorter than my own.
- A garden to garden arrangement, where the two gardens are back to back and the road and streetlight are placed on the side of the property furthest away from us.

Thank you for listening.

3 .	19/00881/HHFUL	<b>120 Padholme Road Eastfield Peterborough PE1 5EN</b> , Proposed two storey side and 1st floor rear extension and a single storey rear extension
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No further comments.