

Agenda Annex

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

30 JULY 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

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	20/00767/PRIOR - Verge South Of War Memorial And Adjacent To Slip Road Eastfield Road Peterborough	Cllr Chris Ash Phil Branston	Objector Objector
5.2	20/00321/FUL - Garages To The Rear Of 266 Eastern Avenue Dogsthorpe Peterborough PE1 4PZ	Cllr Chris Ash	Ward Councillor
5.2	20/00206/FUL - 24 Park Road Peterborough PE1 2TD	Cllr Shazia Bashir Mohammed Iqbal	Supporter Agent
5.4	20/00599/WCPP - Forge Cottage 10 The Green Glinton Peterborough	Peter Flavill	Agent

BRIEFING UPDATE

P & EP Committee 30 July 2020

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	20/00767/PRIOR	Verge South Of War Memorial And Adjacent To Slip Road Eastfield Road Peterborough , Proposed telecommunications installation: Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

1) A second objection was received from the occupiers from 156 Reeves Way on 13/07/2020 in response to the re-consultation carried out due to the reduced height of the monopole. The comments are summarised as below:

- While this reduction may be welcome, it does not address the comments I made previously about the site being overlooked and the proximity of two educational establishments.

Officer response:

- The issues raised in the original objection from 156 Reeves Way were addressed in the Committee Report.
- With regards the proximity of two education establishments, this is not a material consideration as outlined by Class A Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which outlines what can be considered under a PRIOR application. The LPA can only consider the setting and appearance of the development.

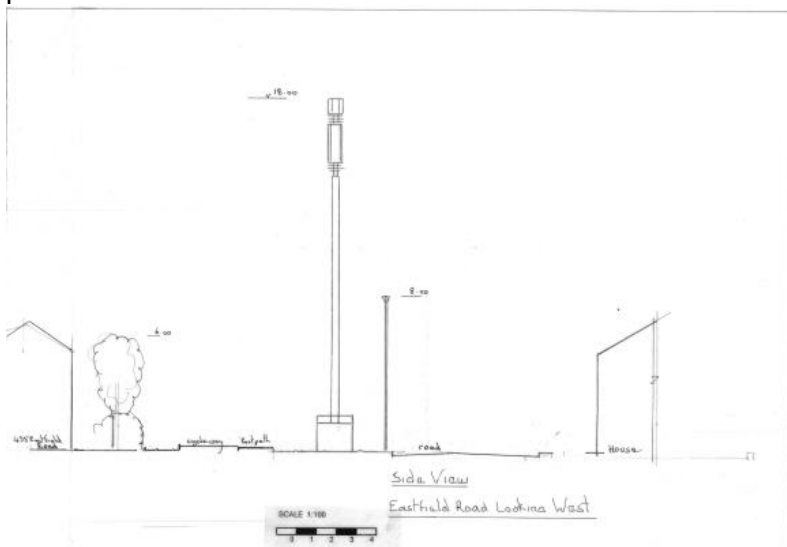
2) An objection was received from Mrs H. Lappage from 6 Sherborne Road on 15/07/2020. The comments are summarised as below:

- It would be detrimental to the war memorial dedicated to the local serviceman who lost their lives in service of their country. The site should solely be kept for their memory.
- It would be a blot on the landscape.
- There are other areas nearby where such an installation would be more obscure e.g. land near the new Ark Play Centre.

Officer response:

- In response to the first bullet point, it is considered that there is a clear separation between the location of the proposed monopole and the island which is the location of the War Memorial. Further the War Memorial retains its prominent position within the centre of Eastfield Road, and whilst the proposed monopole would be prominent in wider views the War Memorial remains a focal point within the immediate surrounding area. It is also noted that the immediate surrounding area is the location of numerous pieces of street furniture.
- The second and third bullet points are addressed in the Committee Report.

3) A plan was received on 17th July 2020 from Mr Phil Branston of 400 Eastfield Road which shows a side elevation and is labelled as *Side View Eastfield Road Looking West*, a screenshot of the plan is provided below:



Officer response:

- The separation distances to the closest dwellings has been included within the Committee Report, No.435 Eastfield Road is shown on the left-hand side of the above plan and no label is provided to the dwelling on the right-hand side. As mentioned in the Committee Report No.435 Eastfield Road is located approximately 33m away at the nearest point from the proposal.

4) An email with comments from Councillor Chris Ash was received on 28 July 2020, the comments related to item 5.1 are summarised as below, this is in case he is unable to dial into the zoom meeting.

- Concern is centred on the height of the mast and that it will, I believe, give an industrial feel to this residential area

5) Phil Branston, objector has provided a statement which can be used if he is unable to connect to the virtual meeting, this is attached at **Appendix 1**.

3.	20/00321/FUL	Garages To The Rear Of 266 Eastern Avenue Dogsthorpe Peterborough PE1 4PZ , Conversion of existing garages to form three bungalows
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1) To clarify Strategic Housing's consultation response in the Committee Report, their comments collectively cover this application plus another 5 pending planning applications submitted by the same Applicants for similar developments across Peterborough. For the avoidance of doubt, there are three units proposed under this specific application, split into 2no. 2 bed / 3 person dwellings and 1no. 1 bed / 1 person dwelling.

2) A representation was received from Miss Ruth Gloster, the occupier of No. 95 Poplar Avenue on 16th July 2020. The following matters were raised:

- The revised plans make no difference. I still object very strongly to this planning application. The three neighbouring bungalows will be too close to the boundary.
- Has anyone from Planning been out to see where these bungalows are to be built?
- These buildings will continue to overlook my property and will practically be in my back garden.
- The proposal will also devalue my property and other neighbouring properties.
- Knocking down the garages would mean knocking down the garden wall. How does the developer/Applicant plan to do this without entering neighbouring land?
- No permission will be given to come onto neighbouring land.
- What about noise?
- Who are these bungalows for?
- Quite a lot of houses have been built around the estate and it has now become a very built area. We all now seem to be living on top of each other and we need space and room to breathe. This space is far too small for the proposed building plans.

Officer response:

- The impacts of the revised plans of the proposed 3no. residential units have been considered in the Committee Report. For No 95 Poplar Avenue, no windows are looking into this neighbour garden or to the neighbouring dwelling. The proposed unit would be visible from No. 95 Poplar Avenue, but it is not considered that it would be unacceptably overbearing to this neighbour.
- Officers have visited the site. Some of the photographs in the Committee presentation were taken by the Case Officer during this site visit.
- Property devaluation: This is not a material planning consideration and cannot be taken into assessment.
- Permission to enter neighbouring land: Any access into neighbouring land during construction would be a private civil matter between the developer and neighbouring residents.
- The use of the bungalows has been outlined in the Officer report for affordable rent. The nature/identity of the occupiers is not a material consideration in determining this application.

- Development elsewhere: The Local Plan directs development within the urban settlement from Peterborough. The principle of development is therefore accepted under Policy LP2, regardless of other developments in the local area.

3) A representation was received from Mr Mark Elliott, on behalf of Mrs Sheila Blessett, representing No. 97 Poplar Avenue on 21st July 2020. The following matters were raised:

- Although there are changes made to the internal floor layouts and locations of the windows on the proposed units, this does not address concerns raised in relation to the ridiculous close proximity that the units would be built in relation to our boundary and the potential problems which it imposes.
- The land is far too small and tightly surrounded to sustain the development of three terrace bungalows and the previous planning application (14/00864/FUL) from 2014 to build two semi-detached houses supports this fact. It was rejected for this very reason and because of how it would impact the existing residents and harm the surrounding area. It would be completely delusional to even consider approving such an idea when the council already knows this is the case.
- The lack of space, and the amount of units, is the sole reason why this developer and Cross Keys Homes wants to build them within inches of the existing boundary, immediately to the rear of the 'much smaller' gardens of nos. 95, 97, 99 and 101 Poplar Avenue. It's a complete and utter disregard for my partner and the residents who have lived there for many years. This is already a well built up, densely populated area with only just enough room as it is without cramming in any more housing onto land which clearly cannot adequately support it. Everyone would be living on top of one another as a result, something of which we are not used to and is certainly not welcome here!
- I also understand from looking at the plans that the back and side walls of existing garages are to remain in place at a reduced height of 2100mm with new walls for the bungalows being built directly in front. My concerns are if these walls turn out to be unsafe upon remodelling, they would then need to be demolished with groundworks and construction taking place, causing 'irreparable' damage to the bottom parts of our gardens and disruption. No-one to date has been round to assess what is directly behind these garages and how things such as fences and garden fixtures would prevent the removal of this wall if this were to be the case. My partner, as well as the neighbours who these plans affect have all spent 'significant' amounts of time and money in the last few years on landscaping which they do not want damaged.
- There are also the fire risks and maintenance on these properties. There would be no space to the rear to undertake such procedures if and when necessary without coming into our gardens which is ridiculous. I've spoken to the homeowners on either side, and both have made it quite clear to me that they 'strongly' object to these plans and they will never allow anyone to enter their gardens under any circumstances if such was given the go ahead. My partner and I also 'strongly' object and we will never allow it either.

I'll also reiterate that this part of Dogsthorpe has already seen more than its fair share of new development recently, with the extension to Poplar Avenue, the addition of Hemlock Close (accessed via Poplar Avenue) and the ongoing construction of the large Scholars estates which all need to be taken into account. We do not see what is to be gained by cramming in three more properties in such a way like this when there are better, more suited areas to building housing with multiple large developments already being built in this area.

Officer response:

- The matters relating to the development refused under application reference 14/00864/FUL, are addressed in the Committee Report. The previous proposal was completely different proposal in design, layout, scale and appearance, i.e. 2no. two-storey semi-detached dwellings, and ultimately the impacts are different in intensity terms.
- The Agent has clarified that the outer walls of garages will be retained. If they are unsafe, they would be replaced. Poor construction however that damages neighbouring land is a private civil matter between the two neighbouring landowners and the developer and not a material consideration that the Local Planning Authority can assess. With regards to construction

disturbances, a Construction Management Plan has been requested by condition for full assessment, but contractors should abide by practices to limit disturbances.

- Access onto neighbouring residential land by the developers to build the units, if necessary or required, is a private civil matter between the developer and neighbouring occupiers.
- The amenity impacts and fire risks, and the department's considerations in relation to these matters, are addressed in the Committee Report.
- The impacts to additional housing in Dogsthorpe and within the wider area are noted, but as per the Committee Report, the Local Plan (2019) directs housing development in settled areas. Whilst Dogsthorpe may have had housing development approved elsewhere, the proposal meets policies defining where the principle of housing development is acceptable.

4) A representation was received from the occupiers of No. 101 Poplar Avenue on 3rd June 2020. The following matters were raised:

- Nos. 95, 99, 97 and 101 Poplar Avenue are all affected by the proposed development. The existing garages are part of the garden walls. The new buildings will be too close to our gardens and will impact upon my privacy. People will look straight into these properties.
- What about fire risk and maintenance of these bungalows, especially when so close to neighbouring gardens.
- There is not enough space to build 3 bungalows on the land.

Officer response: The amenity impacts and fire risks, and the department's considerations in relation to these matters, are addressed in the Committee Report.

5) Additional comments were submitted by **Councillor Ash** on 29th July 2020 in case he is unable to address the committee.

"With regards to the building of bungalows on garage site at rear of 266 Eastern Avenue, given that principles of building on garage sites is now common and though I do still have concerns regarding emergency and utility vehicle access, my area of objection will be on both the amenity of occupants and existing residents.

While the officer acknowledges the requirement via LP17 in the report, the officer seems to disregard the well-established principles laid down in the policy for the Health, welfare and well-being of future occupiers the reason being they are over 55, planners may think that acceptable it to go against. I would also state that committee members are able to be assured that there will be no overlooking in relation to existing properties.

The above is just an outline and I will work on what i do what to say to committee members but sending it to you if for reason I can't".

3.	20/00206/FUL	24 Park Road Peterborough PE1 2TD , Construction of timber-framed outbuilding to rear for use as Shisha lounge, single storey side extension, increase height of rear wall to 2.5m and relocation of external staircase - resubmission
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A statement from the agent Mr Iqbal is attached at **Appendix 2**, if he is unable to join the meeting.

A further statement from Cllr Jamil, Ward Councillor is attached at **Appendix 3**, as Cllr Jamil will not be able to attend the meeting.

4.	20/00599/WCPP	Forge Cottage 10 The Green Glinton Peterborough , Variation of condition C2 (approved drawings) of planning permission 16/02087/HHFUL
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No Further Comments

**PLANNING APPLICATION
18M MONOPOLE
20/00767**

KEY POINTS.

The elevation plan shows the pole and equipment in front of the trees and bushes. This gives the impression it is back against the trees. It is NOT. It sits in the middle of the grass verge between the road and the footpath cycle way. This is a very prominent position.

Observe the side elevation drawing I have provided. This shows the view from the East looking towards the West.

The Pole is extremely prominent and is sited directly in front of the row of houses on Eastfield and Eye Road. Approx. 30m to site boundary and 40m to the houses.

It is 35m from 435 Eastfield Road.

The height is 10m above the street lamp level. And is a monster. Very prominent.

It is directly adjacent to the New Ark Play group park.

I am not familiar with the electro magnetic output of this antenna, it is very close to neighbouring properties, I presume Environmental Health Officers have checked it out.

On a Highways safety point the pole and equipment will obstruct the view of motorists exiting the slip road and turning West.

Not normally a problem but in this instance Eastfield Road is a main access route for Fire Engines going from Dogsthorpe Fire Station to the Parkway.

As there is queuing traffic on the opposite side of the road - the fire engines will be on the wrong side of the road - directly into the faces of the traffic exiting the slip road.. Drivers will automatically initially be looking in the opposite direction, for traffic approaching from the right.

I am surprised that highways missed this strategic point.

It is not my job to point out better alternative sites, but there are many.

Summery,

The pole and equipment are at detriment to the street scene in appearance and it is poorly sited. It is grossly prominent to many of the neighbours.

It presents a high danger risk to vehicles exiting the slip road and turning left due to blocking vision.

N P Branston
23rd July 2020

On the previous application (19/00786/FUL) Environmental stated that they have great concerns regarding odour/smoke and noise affecting the residents. They stated that since 417 Lincoln Road was allowed for shisha lounge in 2013, they have received number of complaints from the residents. However, looking on the Planning database, it is noted that planning application at 417 Lincoln Road was granted in 2013, subsequent planning application for 417 Lincoln Road was submitted for continuation in 2018 and it was granted. If this was such a concern how has Planning Department allowed the shisha lounge at 417 Lincoln Road. Further planning applications for shisha lounges have been allowed at 228 Lincoln Road in 2015 and 195-197 Lincoln Road in 2018.

Premises at 195-197 Lincoln Road, 228 Lincoln Road and 417 Lincoln Road are surrounded by residential dwellings, not just that they have residents directly above the premises and yet those were allowed.

This premises is in a much better location than those mentioned above with far less disturbance to the residents, no residents directly above this site yet Planning Department are objecting to this application.

Based on the Conservation Officer's comments on the previous application, plans were amended to address those points and concerns and which have been satisfactorily achieved.

Officer's have stated that odour/smoke and noise is a major concern as it will affect the residents. With this revised application the opening of the shisha lounge faces the rear boundary wall which is a car park at the rear. There will be no noise disturbance as the access to the shisha lounge will be internally accessible, and there will be no music played at anytime as the shisha lounge is for people to get together, meet up and socialise, so there will be no need for music to be played.

The access to the shisha lounge will be from 24 Park Road.

The site is located within the City Centre.

The site is surrounded by other mixed uses of commercial properties, within the shopping area for Peterborough, which is a very vibrant and attractive place and late night amenities.

The area is predominately commercial 2 and 3 storey buildings set close to the back of pavements.

The proposal is in an ideal location as the area surrounding is commercial and situated within the City Centre.

I hope you are able to support this application and grant for approval.

Thank you.

Appendix 3

To Member of the Planning Committee

Dear Councillors

Re: Application for Planning Permission - 24 Park Road Peterborough PE1 2TD (ref 20/00206/FUL)

I am writing this letter in support of the above-mentioned Planning Application. I had hoped to be present at the meeting but a family commitment (I have to take my father to a hospital appointment. Normally my son would do it but he fractured his ankle) has come up and I am unable to attend the meeting.

I realise that this is a second application for this premises. I feel that I can support this application because the height of the outbuilding has been reduced to 2.5m which Conservation Officer has accepted. I believe this was something to which he objected on the previous application. The Applicant has also changed the opening of the wall to the rear, facing the car park to avoid any smoke going towards the premises.

I am aware that there are similar types of building that have been granted permission in and around the city. Environmental Health have stated that they have great concerns regarding odour/smoke and noise affecting the residents. In the case of "417 Lincoln Road" permission was allowed for shisha lounge in 2013, even though they had received number of complaints from the residents. However, it is noted that planning application at 417 Lincoln Road was granted in 2013, subsequent planning application for 417 Lincoln Road was submitted for continuation in 2018 and yet again it was granted. If this was such a concern Planning Department the shisha lounge at 417 Lincoln Road would not have allowed. Further planning applications for shisha lounges at 228 Lincoln Road in 2015 and 195-197 Lincoln Road in 2018.

Premises at 195-197 Lincoln Road and 147 Lincoln road are all surrounded by residential dwellings and 228 Lincoln Road has residents directly above the premises and yet those were allowed.

For the reasons given above I request that permission is granted.

Regards

Cllr Mohammed Jamil