

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

1 SEPTEMBER 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.

PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	20/00480/FUL - 21 The Village Orton Longueville Peterborough PE2 7DP	Danielle Erridge	Applicant
5.2	20/00729/FUL - Cedar House Sommer Close Thorney Peterborough	Nathan Proctor	Applicant
5.3	20/00480/FUL - 1 Rectory Lane Glinton Peterborough PE6 7LR.	Cllr Holdich Robert Johnson/John Haste Parish Clerk	Applicant Parish Councillor

Page Break

BRIEFING UPDATE

P & EP Committee 1 September 2020

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	20/00480/FUL	21 The Village Orton Longueville Peterborough PE2 7DP , Construction of 1no. detached dwelling house and 1no. detached garage

A further letter of representation has been received from the occupier of 21a The Village reiterating their objection to the siting of the proposed detached garage in relation to their property and suggesting a route for construction traffic. A photograph has been provided which is included in the Committee presentation.

Orton Longueville Parish Council has the following material observation for the Planning and Environmental Protection Committee to take into consideration when making their decision on this application:

The scale of the development goes against the existing built environment and agrees with Highways in their plethora of objections (access width, visibility splay, distance to junction, land ownership et al).

2 .	20/00729/FUL	Cedar House Sommer Close Thorney Peterborough , Proposed building contractors yard and building
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Additional comments have been received from Councillor Nigel Simons supporting the application:

I fully support this application along with the neighbouring property to the application.
I understand the officer's predicament in some applications.

I feel this application supporting rural enterprise should be encouraged, the small amount of agricultural land being used is insignificant in my personal opinion.

I hope the committee have had a chance to view the location in person? Which is just off a private road alongside the very busy A47 outside of the village.

I feel farmers are able to build agricultural buildings with no or little planning permission very similar to this application.

So I feel such enterprise in rural areas should be encouraged.

I ask the committee to support this application.

Written Statement

Mr Nathan Proctor has registered to speak on this application. In the event that the technology fails during his speaking period, a written statement has been prepared. This is attached at Appendix 1.

3 .	20/00782/HHFUL	1 Rectory Lane Glinton Peterborough PE6 7LR , Erection of a single storey detached double garage with attached covered walkway, first floor extension and single storey rear extension with conversion of existing garage
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No Further Comments

2 .	20/00729/FUL	Cedar House Sommer Close Thorney Peterborough , Proposed building contractors yard and building
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Hi my name is Nathan Proctor. We moved into the village of Thorney approximately 5 years ago after purchasing what is now Cedar House, previously an old dilapidated house on the old A47. After purchasing we gained planning permission to demolish the old house and build now our family home in a great location, where we plan to stay.

I am Director/owner of Woodgate Developments Ltd, as is my sister Rachel who has just recently moved to the village. We are mainly a new house building developer, providing new housing in local areas; Peterborough City Council, South Holland, Fenland, West Norfolk. At present the business operates from 2 locations, a small office connected to our parents house, (as the whole family has a building background) and a yard/storage area in Murrow which is shared.

These new proposed facilities are much needed now to take the business further, as the existing facilities are not adequate, and being this close to home will be a massive advantage to me with the day to day running of the company. I am happy to accept any tie with the proposed to the existing dwelling Cedar House, and we plan to maintain the high standard on the proposed as the existing. We have a great transport link here, especially as we try and develop/build exclusively in local areas, and again would be a massive help to progress the company to the next level.

Our business currently employs people from local surrounding villages/towns, and we purchase as much as we can locally within the business. This new facility will allow us to expand and have the opportunity to employ more local people to work from this central location.

We have a plan to keep the new proposed in keeping with the existing house where possible with materials, and have a good landscaping scheme in place on the proposed scheme. The new facility will be accessed from the old A47 which we believe is more than capable. We have support from our only neighbour Sommer Barns and our local councillor and thank them both for their support.

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