

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

7 September 2021 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 – 7 SEPTEMBER 2021 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.2	21/00806/HHFUL - 122 Newark Avenue, Dogsthorpe, Peterborough, PE1 4NS	Cllr Jones Phil Branston	Ward Councillor Agent

BRIEFING UPDATE

P & EP Committee 7 September 2021

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	21/00118/OUT	Masjid Ghousia 406 Gladstone Street Millfield Peterborough , Proposed two storey building for use associated with the mosque including residential accommodation

Following appointment of a new Planning Agent, the Applicant has requested the opportunity to make revisions to the proposal to address the concerns of Officers set out within the Committee Report.

Accordingly, Officers are now recommending that Members **defer determination** of this application to a later meeting of the Planning and Environmental Protection Committee (date to be confirmed).

2 .	21/00806/HHFUL	122 Newark Avenue Dogsthorpe Peterborough PE1 4NS , New boundary wall (part-retrospective), new vehicular footpath
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A letter of support has been received from the Agent stating the following:

The above previous decision is unfounded and at variance with the opinion of the applicant and the ward councillors.

Dogsthorpe council estate is predominantly red brick – agreed. But this is not directly on the estate. The road on which the wall is situated – Rowan Avenue -is a minor access road onto the council estate and not actually on it. The residents of Rowan Avenue have already made changes to the external appearances of properties, render and light coloured paint, to brighten up the plain and mono colour of the red brick work.

The estate was conceived and constructed directly post war when the now modern coloured ranges of bricks were not available. Many of the properties have been rendered and painted in light colours, this is not to any detriment but brightens up what many would consider a dull street scene. Some of the properties may have been rendered and painted in the original construction.

The following are photographs of the properties adjoining the site in Rowan Avenue.





The following photographs were taken in Adjacent Sycamore Avenue and Chestnut Avenue.





In conclusion there are many examples on Dogsthorpe where the buildings external appearance have been lightened. Therefore the bricks in the boundary wall are not at odds or incongruous with the adjoining area.

Officer Response: *The Agent claims that Officers view on the design are unfounded. Matters of design are subjective, therefore Officers reviewed the character and context of the area. As illustrated in the photos below, provided by the Case Officer, this demonstrates that this part of the estate is predominantly red brick.*

Referring to the National Design Guide (2021), which has recently been adopted, and in line with Policy LP16, this states that new development should respond to context, local character and identity of an area. Paragraphs 56 and 57 are of relevance, which state, 'well-designed places contribute to local distinctiveness. This may include adopting typical ... materials, details, patterns and colours of an area. Materials [should be] ... selected with care for their context. They are attractive but also practical, durable and affordable. They contribute to visual appeal and local distinctiveness.'

Further to the Agent's supporting letter and accompanying photos, this demonstrates that there are a variety of boundary treatments throughout this part of the estate, however, the boundary treatments which are illustrated are positioned at the front of people's properties, whereas this application is for a two-metre-high brick wall, adjacent to a back garden. The Agent has successfully demonstrated that low level boundary treatment with hedges behind characterise the front of peoples properties, and is an appropriate boundary treatment for the area, however, in the minds of Officers this does not justify the proposal.

It should be emphasised that a wall which is less than 1 metre in height positioned adjacent to the highway does not require planning permission, therefore the Local Planning Authority and Members have no control. This proposal is for a wall more than 1m in height, therefore requires planning permission.

For the reasons outlined within the Committee Report, the introduction of a 2m high wall in a smooth yellow brick is uncharacteristic of the area, whether this be on the main road or on a side road. The wall forms a striking and dominant feature within the street scene, which is contrary to the established character and distinctiveness of the immediate area.

As such, the proposal is contrary to Policy LP16 of the Peterborough Local Plan (2019) and Paragraphs 130 and 134 of the NPPF (2021).



(Case Officer Site Photo 2021)



(Case Officer Site Photo 2021)



Rowan Avenue (Google Street, 2019)



Corner of Newark Avenue and Rowan Avenue (Application site within foreground) (Google Street, 2019)