

## PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

14 December 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 – 14 DECEMBER 2021 AT 1:30 PM**

**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>5.1</b>	21/00864/HHFUL - 17 Welmore Road Glinton Peterborough PE6 7LU.	John Holdich  Simon Machen	Parish Councillor  Applicant
<b>5.2</b>	21/01015/FUL - 4 Debdale Orton Waterville Peterborough PE2 5HS.	Cllr Knight  Michael Chambers  Ian Forsythe  Dennis Kirwan  Jennifer Hodgson	Ward Councillor  Objector  Objector  Objector  Agent

## BRIEFING UPDATE

**P & EP Committee 14 December 2021**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
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1.	21/00864/HHFUL	<b>17 Welmore Road Glinton Peterborough PE6 7LU</b> , Two storey extension to side of dwelling and single storey rear extension
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No Further Comments

2.	21/01015/FUL	<b>4 Debdale Orton Waterville Peterborough PE2 5HS</b> , Change of use from dwelling (Class C3a) to a Residential Institution Use (Class C2) with associated alterations to driveway access
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Three late representations have been received from local residents:

**1. Comment received from a local resident objecting to the proposal:**

*I am writing to inform you of a concern that I have in relation to a recent planning application See details below*

*Within these plans there are 3 trees which are part of the plans indicated as T1, T2 and T3 - these have recently been completely removed - I believe without permission for a conservation area/ and against the plans which have been submitted*

*This has been reported to enforcement@peterborough.gov.uk and no response has been received*

*The removal of these trees has completed destroyed privacy from the property*

Officer comments

The proposal does not include the removal of any trees on the proposed plans and T1, T2 and T3 are still shown on the plans. The planning enforcement team are investigating the enquiry which has now been registered and acknowledged.

**2. Statement received from residents at 9 New Road that are unable to attend the Committee meeting:**

*Unfortunately, we are unable to attend the committee meeting on 14th December as we work full time but wanted to formally state our OBJECTION to the proposal noted above.*

*We have previously submitted detailed letters commenting on the proposed development at no.4 Debdale along with other concerned residents. We are both surprised and disappointed to see this recommended for approval.*

Reasons for objection, in no particular order-

- There have been a number of discrepancies and vague points in the documentation throughout this process which demonstrates a lack of due diligence by the applicant. This does not inspire confidence in the potential management of this commercial venture going forward.*
- Appropriate due process was not followed. No attempt was made to discuss with local residents prior to any submission. This does not instil faith in the company who wish to set up a commercial venture in our quiet, cul-de-sac residential area. The site notice was extremely hidden, difficult to read and poorly displayed as was wrapped around a lamp post across the road so it was not obvious outside the development. Adult Commissioning service have also raised a concern over the lack of community engagement within the area.*
- The Adult Commissioning Service also noted that 'this application is for a provision of services for*

people with complex needs who will inevitably present with challenging behaviours which may cause disruption to the local community'. This is contrary to LP17 – Amenity Provision LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

- The PCC have stated that they 'cannot supply sufficient residents for the business to be viable so it is likely that those occupying the facility will be from other local authorities'. If this is the case, these establishments should be targeted to said areas as is not economically viable to be located in Orton Waterville or favourable for wider family members to visit their loved ones.
- In the Committee report, it states that 'the proposed development is set off the public highway providing parking and turning space to the front of the application site'. The roadway in front of the site should not be used as turning space as will obstruct the flow of traffic and restrict access from homes along New Road/Debdale & Mill Crescent. With regards to the proposed new opening in the stone wall at 3m, extremely skilled manoeuvring will be required to get into any of the spaces on site via the narrow aisle between bays. The aisle should be a minimum of 6m in width. Visibility will be limited causing a risk to highway and pedestrian safety of local residents.
- In the interests of highway safety, the LHA has requested the opening to be 5.5m wide with 2m visibility splays either side to enable manoeuvring on the pinch point of the junction and also requested 'swept path analysis for vehicles entering and exiting the site in forward gear and for vehicles parking within the site'. This has been deemed as over ruled by the Committee report. This is unacceptable as health, safety and wellbeing of occupants and public should be priority above all else. Especially as there is a footpath directly outside the property, utilised by both schoolchildren to Bushfield Academy and other members of the public. The roadway leading to the proposed site is extremely narrow and the site is at the mid point of New Road/Debdale which lead to a junction between two cul de sacs. I do not accept the comment in the committee proposal that there is limited likelihood of bottleneck being caused as this is a quiet residential street so any increase in traffic with vehicles manoeuvring in the carriageway will cause it to become overburdened by additional flow of vehicles. The requirement for the wider access for this type of development is contrary to the conservation officers recommendations and therefore rendering the location inappropriate for said development on both sides (LHA & Conservation).
- In Section 5 of the Design and Access Statement (March & June 2021) it confirms that 'the property sits within the Orton Waterville Conservation area. The designation demonstrates a commitment to positive action to safeguard and enhance the character and appearance of the area'. In the committee report it also confirms that 'the general residential use of the village as a whole is apparent as is the need to protect the extensive ornamental tree planting on grass verges, hedges and stonewalls'. 'A statement in the submission is that 'There is a fairly new stone wall to this boundary.' This wall is not new, it was repointed. The proposal clearly affects the above and LP19 (The Historic Environment) through the alterations to the stone wall, either the new location for the 3m or the 5m (recommended by the LHA due to the nature of the development) opening. The existing parking area will be extended to accommodate 8 no parking bays, primarily for use by staff and occasional use by visitors. The report states that the proposal preserves the character and appearance of the Conservation Area. This does not preserve the character and appearance as the stone wall is proposed to be completely changed, large section removed and a commercial parking arrangement within this quiet cul-de-sac.
- In Section 6 of the Design and Access Statement, there are numerous trees within the application site and within 15m from the boundary as indicated on the site plan. Their location within a Conservation area requires protection. From reviewing other submitted documentation it is apparent that some tree removal has already taken place. This is concerning if the applicant has contravened regulations and leads to unease again around the potential management of this commercial venture.
- In Section 7 of the Design and Access Statement, the dwelling will be internally adapted to achieve accommodation for 4no. adults. In the prepared committee report it states: 'The arrangements for the care home, as outlined in the Design and Access Statement are proposed as follows- The proposal will accommodate 5 no. adults'. This is inconsistent and there has been no concrete evidence that the property is suitable for this new purpose of multiple occupancy in a

care home setting with regards to fire regulation requirements or modifications to the property.

- *Covenants and restrictions within the Title Register - Why is this property not bound to comply with these as all other dwellings are?*

*In summary, as per our previously submitted letters, we strongly believe that this application should be denied so the applicant can seek more appropriate location and facilities to set up this commercial venture and ensure they can provide an adequate supported living setup.*

*We OBJECT to the proposal.*

*Many thanks for taking the time to review our statement.*

#### Officer Comments

The objectors have raised several points that are assessed in the Committee Report. With regard to other points: it has been confirmed that the number of occupants within the care home will be five based on the floor layout plans, not four as reported in the DAS. The matter of tree removal is currently being investigated by the planning enforcement team.

### **3. Statement from Mr Kirwan who may not be able to attend the Committee meeting:**

*RE: Response to the Planning Committee in relation to 4 Debdale application for alteration of use / class.*

*Thank you for allowing me further opportunity to express my objections to this development directly to the planning committee. Alongside the many resident concerns raised in terms of traffic, congestion, noise, pollution, unsuitability of the location in terms conservation area, lack of any meaningful engagement by the applicant and concerns over the safeguarding of young people who attend the local secondary school, I have a number of specific issues which I believe need to be raised before the committee consider the application.*

*I will be raising 4 main points which I wish the committee to consider - I shall generally be referring to section 5 of the committee report, mainly the 'principle of the development' which is from page 8 onwards as this appears to be the concluding section, where the planning officer forward their recommendations.*

***Section 5a*** references the Peterborough Local Plan 2019 Policy LP8 which supports the provision of homes for vulnerable persons subject to certain criteria. It states planning permission will be granted providing that the development ***“meets an identified need and is supported by Adult Social Care Commissioning”***. In none of the documents on the planning portal for either this application or the withdrawn application in May 21 is there any indication that an identified need has been found within Peterborough. In the report provided to this committee (p5), a whole section of need is outlined, however this doesn't indicate there is an identified need within PCC for this provision. It actually states ***“PCC has been unable to identify specific demand at this time, there is 1 individual who is currently being assessed by the applicant as to their suitability for the proposal”***. Ward Councilors also comment in this section that they are ***“very concerned that PCC cannot supply sufficient residents for the business to be viable”***. This suggests that residents of the proposal will be from outside the PCC area and as such the 'need' required to approve the planning and identified in policy LP8 is clearly not locally there.

*Within section 5 it states from Adult Social Care that: “This application is for a provision of services for people with complex needs who will inevitably present with challenging behaviours which may cause disruption to the local community. There has not been any community engagement in the local area to determine the impact for a provision of this type. Beyond this there are no specific objections”. To suggest that Adult Social Care have “identified the need and supported this application” is in my mind disingenuous. As well as raising 2 very valid points in relation to this application, namely the potential impact on local community and the complete lack of engagement from the applicant they conclude their state by saying they have “no specific objections”. This cannot be seen as supporting this application. When you comment on an application you are given 3 options: support, neutral or object. I would suggest their comments are neutral at best and to suggest otherwise is against the spirit of an open and transparent planning process.*

***In Section 5c***, the case officer reports that the granting of the application would see “no adverse impact on privacy to neighbouring properties by way of additional overlooking or loss of privacy from first floor level. The garden of the site would be used as the private amenity area for the proposal, there would be no adverse change in character of the rear amenity area”. However, since submitting the application, trees T1, T2 and T3 on the site plan have been removed by the applicant, this has been reported to [enforcement@peterborough.gov.uk](mailto:enforcement@peterborough.gov.uk) (no response received). The removal of these trees completely alters the privacy levels for us as adjoining neighbours and has altered the character of the rear of the amenity area. As Waterville is a conservation area, their removal is against current regulations and advice and approval should have been sought from PCC before their removal. Coupled with this, is the fact that within the report, section 7 C2 (page 14), states that:

**“The development hereby permitted shall be carried out in accordance with the following details**

- **Proposed site plan (drawing number 20 revision A)**

**Reason: for the avoidance of doubt and proper planning “**

*Surely the removal of these trees sits against the planning application.*

***Section 5d*** within the report, states the following: **“Appendix C of the Peterborough Local Plan (2019) outlines the parking requirements for a C2 use as 1 per full-time equivalent staff plus 1 parking space per 3 beds. The proposal would have 6 full time equivalent staff and 5 beds on site, as such the required parking provision would be 7 parking spaces. The proposal provides 8 car parking spaces including 1 accessible parking space”**. I believe this statement from the officer is incorrect. My understanding and advice sought states that the required parking provision is 8 not 7. This is made up of 6 spaces for the full-time equivalent staff = 6, Plus 2 spaces for the 5 beds proposed = 2 (1 for the first 3 bed and 1 for the next 2).

To suggest, as the officer has, that the required parking provision is 7, would mean a ratio of 1 car per 5 beds. This is against the parking requirements as outlined in Appendix C of the **Peterborough Local Plan (2019)**.

You may think this comment is inappropriate as 8 parking spaces have nevertheless been provided, however, following the withdrawal of the application in May 21, a “transport technical report 11-06-21” was provided by the applicant in response to the concerns raised by numerous residents in relation to visitors, medical professionals and therapists etc. In there, it states the following:

- **“It is proposed to have a pool car on-site (the ‘house’ car) which will be parked within the car park.**
- **Given the proposals provide a total of 8 car parking spaces (although 1 space will be utilised by the “pool” car)**
- **residents could use the “pool” car to make their prearranged visits.”**

There is no allocated space for the pool car in these plans. If it is included, then in fact 9 spaces are required in the plans to meet the specified parking requirements of 1 per full-time equivalent staff plus 1 parking space per 3 beds.

In the concluding paragraph the officer recommends that the Local Highways Agency who continue to object to these proposals is overruled. I think the calculation used by the officer is incorrect and the use of a defined ‘pool’ car means that a 9<sup>th</sup> parking space is required.

Later in this section, the officer responds to the following resident’s question about parking and cycle provision in the following way:

**“Q) How can cycle users access the cycle store when someone has parked in car bay 4, there will be no clearance to open the up and over garage door. Car bay 8 will be difficult to utilise.**

A) A condition has been added onto the decision notice to provide the necessary cycle parking details including access into the garage. Officers on balance accept the parking provision and given that the necessary parking provision would be 7, the proposal provides 8 so that there is sufficient provision on site in line with Policy.”

The suggestion is that with the extra parking provision of 8 instead of 7 then room will not be an issue,

and cycle storage etc. will be a limited issue, however if as I am suggesting in relation to the document provided by the applicant, that 9 spaces are in fact needed, then the solutions provided by the applicant for both car and cycle provision will both be unworkable and go against the planning regulations.

My fourth and final point is with regard to covenant. This property will have a very defined 80-year (from the late 1960s) covenant in place which is very specific on the type of activities which can and cannot be undertaken. It will be clear in the first schedule of the conveyance that an owner of the property "**is not permitted to carry out any type of business from the property**" also "**not to use the land or any buildings for any purpose which may be or may grow to be a nuisance or annoyance to the occupiers of any adjoining or neighboring properties**". This local covenant was put in place to maintain the integrity of the local residential area. This proposal will alter the area/ nature of this part of Orton Waterville with this planned change of use.

I must raise my alarm at the shoddiness and sheer number of contradictions which are raised in the submission documentation provided by this applicant. These were clearly evident both in the documentation provided in March 2021 (when the application was withdrawn) and again now. I am confused as to how a professional company such as Alderwood/ Achieve Together who claim to be one of the UK leading providers would act and run a facility in Debdale which is a well-established residential area should this proposal be passed. This change of usage would not be in keeping with this area of Orton Waterville. Alderwood has repeatedly stated that this is a proposed 4 bed care home, yet the proposed floor plans clearly show 2 units and 3 bedrooms, generating a total of 5 bedrooms. My fear is that once the change of usage is granted, then Alderwood would be able to add an additional resident and what is being proposed today is not the reality of what we shall be facing as local residents in the months and years to come.

I wish to highlight to the committee the position of stakeholders and respondents to this planning proposal both this time and from the withdrawn application May 21:

**Residents:** 19 responses / 19 objections (even the figures contained in the report to the planning committee are incorrect – p5 revised objections totaled 23 comments from 10 addresses not 7 from 6 as contained in the report).

**Orton Waterville Parish Council:** Objection

**All 3 Local Ward councilors:** Objection

**PCC Highways Services:** Objection – overruled by planning officer, this I believe is incorrect in terms of parking etc

**Adult Social Care:** Officer's report says no objection but I question this and in fact the LP8 document states they must support.

**Children Commissioning:** No Comment

**Tree Officer:** No objection

**Conservation Officer:** No objection

Finally, I have concern over the statement from the applicant in relation to deliveries and servicing not impacting on the local residents and road safety in the area. The idea that a house with 10 adults on site daily will not generate large levels of refuse and that kerbside collection is in line with other residents for this kind of commercial operation is ridiculous and shows a lack of consideration and regard to the local neighbours. I also have major concerns over the potential number of vehicles which this proposal will bring into a small residential cul-de-sac which has no space for on street parking and will result in vehicles regularly going onto the narrow paths endangering pedestrians (many of which are children who use this route on their way to a local secondary school).

I wish to also highlight the large level of conflicting information provided by the applicant. The report submitted to the committee from the planning officer either omits/ adds information which has not been published in the public consultation period which has made transparency of information at times difficult.

#### Officer Comment

The point regards the comments from Adult Social Care Commissioning are noted. The applicant has



clarified that the care home would provide bedrooms for 5 occupants as detailed on the layout plans, contrary to the DAS. The allegations of tree removal are currently being investigated by the planning enforcement team. The restrictions imposed by a private covenant are not a material planning consideration that may be taken into account in the determination of this application, however, they may be enforced under separate legal processes.

There would be 8 on-site car parking spaces provided which would comply with the Council's parking standards. The applicant has stated that there would be 6 staff working during a day time shift while there would be only 2 staff during the evening shift. Two staff would leave earlier during the evening changeover to minimise any impact from parking on the highway. Staff changeovers would take place at 7.30am and 7.30pm thus avoiding peak travel times and school travel hours. Staff are normally recruited from the local area thus may utilise public transport, walking and cycling rather than the private car thus reducing the utilisation of car parking spaces. The applicants have indicated that visiting is encouraged to take place off-site thus minimising the need for on-site visitor parking. Given the above, it is envisaged that the provision for a 'house' pool car parking space and the ability to store cycles within the garage could be accommodated whilst maintaining six car parking spaces.

**A local resident, Iain Forsythe, has provided a number of documents which will accompany his presentation to Committee. These are attached to the update report. They comprise:**

- Alderwood Micro Entity Accounts
- Planning Proposal
- Technical Transport Note
- Design and Access and Heritage Statement
- 4 Debdale Register
- Photos from objector

Registered Number 03876881

**ALDERWOOD L.L.A. LIMITED**

**Micro-entity Accounts**

**28 February 2021**

R1

## Micro-entity Balance Sheet as at 28 February 2021

	<i>Notes</i>	<i>2021</i>	<i>2020</i>
		£	£
<b>Called up share capital not paid</b>		-	-
<b>Fixed Assets</b>		-	-
<b>Current Assets</b>		3,526,837	3,526,837
<b>Prepayments and accrued income</b>		-	-
<b>Creditors: amounts falling due within one year</b>		0	0
<b>Net current assets (liabilities)</b>		<u>3,526,837</u>	<u>3,526,837</u>
<b>Total assets less current liabilities</b>		<u>3,526,837</u>	<u>3,526,837</u>
<b>Creditors: amounts falling due after more than one year</b>		0	0
<b>Provisions for liabilities</b>		0	0
<b>Accruals and deferred income</b>		0	0
<b>Total net assets (liabilities)</b>		<u>3,526,837</u>	<u>3,526,837</u>
<b>Capital and reserves</b>		<u>3,526,837</u>	<u>3,526,837</u>

- For the year ending 28 February 2021 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.
- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.
- The accounts have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 23 June 2021

And signed on their behalf by:

**Garry Fitton, Director**

**Notes to the Micro-entity Accounts for the period ended 28 February 2021****1 Employees**

	<i>2021</i>	<i>2020</i>
Average number of employees during the period	0	0

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

B1  
C1  
A1  
A2  
C2  
D1  
E1  
F1

**Planning and EP Committee**

**Item No-2**

**Application Ref:** 21/01015/FUL

**Proposal:** Change of use from dwelling (Class C3a) to a Residential Institution Use (Class C2) with associated alterations to driveway access

**Site:** 4 Debdale, Orton Waterville, Peterborough, PE2 5HS

**Applicant:** Mrs J Payne  
Achieve Together

**Agent:** Mrs Jennifer Hughes  
Consult Construct Ltd

**Site visit:** 08.09.2021

**Case officer:** Mr Asif Ali

**Telephone No.** 01733 4501733 207123

**E-Mail:** asif.ali@peterborough.gov.uk

**Recommendation:** GRANT subject to relevant conditions

**1 Description of the site and surroundings and Summary of the proposal**

**Site Description**

The application site is located within a cul-de-sac located off New Road leading from Cherry Orton Road. The surrounding area is mostly of a residential character. The application site is located within the Orton Waterville Conservation Area. To the rear of the application site there are a number of listed buildings including the Grade II listed Rectory Farmhouse on Cherry Orton Road.

The property is currently a 5-bed detached property with an attached garage and is set off the public highway providing parking and turning space to the front of the application site.

**Proposal**

The application site seeks permission for the change of use from a dwelling (Class C3a) to a residential institution use (Class C2) with associated alterations to driveway access. Within the proposed C2 use the application specifically seeks to change use for the provision of residential accommodation and care to people in need of care (ie. care home).

The C2 use also includes use as a hospital, nursing home, residential school, college or training centre. But a condition will be appended onto the decision notice to restrict use to the care home use as mentioned above.

The arrangements for the care home, as outlined in the Design and Access Statement are proposed as follows:

- The proposal will accommodate 5no. adults
- Two self-contained units are provided to enable temporary supported independent living for residents prior to establishment elsewhere in the community once the necessary skills are achieved
- 6 members of management/support staff supporting service users on a 24 hour basis \*
- There will be staff office accommodation but no sleep-in facilities
- The level of care provided may vary from an 'at home' level to a 'personal care' level. So, the proposal can provide a level of care varying from providing some support to residents who can operate with a level of independence to a more intensive level of care which would provide support to residents in more basic living needs.

B1

(C1)

The proposal includes 2 bedrooms and 2 self-contained units (each containing one bedroom) at first floor level with a further bedroom at ground floor level.

The proposal does not propose any external alterations to the application site.

The proposal was revised providing a 3m wide access and 2mx2m visibility splays which was provided with the reduced 600mm height of the wall adjacent to the access.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
21/00345/FUL	Change of use from dwelling (Class C3a) to a Residential Institution Use (Class C2)	Withdrawn by Applicant	14/05/2021
07/01397/TRE	Fell and remove one Ash tree of TPO 8_72	Permitted	16/10/2007
03/00337/FUL	Two storey rear extension	Permitted	02/05/2003
02/01575/TRE	Reduce crown of Ash tree by 40 per cent – TPO 8.72	Permitted	12/12/2002

## **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

### **Peterborough Local Plan 2016 to 2036 (2019)**

#### **LP08 – Meeting Housing Needs**

LP8a) Housing Mix/Affordable Housing – Promotes a mix of housing, the provision of 30% affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP8b) Rural Exception Sites- Development for affordable housing outside of but adjacent to village envelopes maybe accepted provided that it needs an identified need which cannot be met in the village, is supported locally and there are no fundamental constraints to delivery or harm arising.

LP8c) Homes for Permanent Caravan Dwellers/Park Homes- Permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings.

#### **LP13 – Transport**

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

#### **LP16 – Urban Design and the Public Realm**

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use

appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

#### **LP17 – Amenity Provision**

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

#### **LP19 – The Historic Environment**

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

#### **LP29 – Trees and Woodland**

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered. Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

## **4 Consultations/Representations**

### **PCC Peterborough Highways Services - Objection**

#### Initial

Can you request the Applicant amends the proposal as follows:

- The access is a shared access and therefore the access should be 5m wide, sealed and drained
- The boundary feature either side of the 5m wide access should include 2mx2m pedestrian visibility splays with no obstruction above 0.6m
- I accept the agent's comments in respect of the on-site parking provision, however to ensure the parking layout is used as intended, the parking area should be hard paved and demarcated. The gravel parking layout is likely to result in informal parking and possible demand for on-street parking.
- One of the parking bays should be suitable for disability parking, the other parking bays should be dimensioned at 5mx2.5m with an isle width of 6m or greater.
- The parking and access should be drained to prevent surface water runoff into the public highway. Permeable paving for the access and parking areas is recommended.

#### Final

The LHA requires the following additional information:

- Fully dimensioned and scale drawings clearly showing all parking bay dimensions and visibility splays for vehicle/pedestrian (2m x 2m) and vehicle/vehicle (2.4m x 4.3m)
- Swept path analysis for vehicles entering and exiting the site in forward gear and for vehicles parking within the site

(A1)

- The entrance is to be shared by pedestrians and vehicles and must be at least 5.5m wide
- The relocation and closure of the access, and new access require construction details to be provided.

#### **Orton Waterville Parish Council - Objection**

- Appears to be a commercial venture in a residential and conservation area which is inappropriate and out of keeping with the area
- Triple glazing is being proposed at this property which implies that there will be higher noise levels coming from the property in a quite small residential street which may cause distress to neighbouring properties, which has been seen in a neighbouring street from a similar scheme.
- More traffic from employees and visitors to the property which will have an impact on neighbouring properties especially as Debdale is a narrow cul-de-sac.
- Restrictions on the Land Registry Title Register of this property which states no business use from the property and not to use the land for any purpose which may be or may grow to be a nuisance or annoyance to the Company or to the owner or occupiers of any adjoining property.

Parish Council continues to object to the application and any amendments to the plans do not change their earlier comments and objections.

#### **Councillor Julie Howell – Objection**

- Myself, Cllr Knight and Cllr Day are very disappointed to see this revised application, having objected when the plans were originally presented.
- Do not share the applicant's view that Debdale is a suitable location for this facility, and we do not believe that there is a presently a need for it within the unitary authority, concerned that it would be utilised by residents from other local authorities.
- Debdale is a quiet residential street that is used by children who attend Bushfield Academy as a pedestrian route. The application states that staff won't sleep on site, which seems to imply they will be working in shirts thus increasing the amount of traffic on this very quiet residential street.
- Concerned that the applicant has not heeded the feedback from local residents, the majority of whom object most strongly.
- Nor has the application sought dialogue with the three ward councillors or the 13 parish councillors who represent local residents.

#### **PCC Tree Officer - No Objection**

The application is acceptable in Arboricultural terms, subject to a condition securing the protections and measures set out within the submitted Arboricultural Method Statement.

#### **PCC Conservation Officer - No Objection**

The proposals are for the change of use from class C3 to C2, however it is noted that this is still a form residential use. This is considered an appropriate use for residential area of Orton Waterville Conservation Area.

There are no proposals to alter the external appearance of the dwelling and any changes in traffic levels will be immaterial and to not affect the tranquility of setting.

The proposals are not considered to be detrimental to the setting of the Orton Waterville Conservation Area.

The proposed amendments to the wall are considered an acceptable compromise which ensure that the opening is kept to a minimum width, while also retaining its character.

It is strongly suggested that the stone from the existing wall is reused. This will both lessen the cost of the works but also ensure that the stone matches in terms of grade and weathering.



## Adult Social Care – No objection

### Initial

Following the dialogue with the Applicant PCC Commissioners can confirm that:

- The proposal is in-line with the development of the current draft all-age Autism strategy which has identified a need for specialist support services for autism needs to be developed locally and appropriate housing needs to be sourced
- The draft strategy has identified approximately 8,700 people in Peterborough and Cambridgeshire with Autism, expected to increase to 9,300 particularly for those in the over 25 age bracket
- In the 0-25 Disability Service there are currently 9 individuals who would meet the criteria of which 2 are actively looking for accommodation. In the Adult and Autism Team in Cambridgeshire there are 4 individuals currently looking for accommodation.
- However, PCC has been unable to identify specific demand at this time, there is 1 individual who is currently being assessed by the Applicant as to their suitability for the proposal. There is currently no other provision suitable for the individual.
- Applicant has advised that pricing is based on the individual and no financial discussions have taken place. Any rates charged to PCC must be in line with current framework agreement and subject to affordability criteria.
- The Cabinet Member for Adult Social Care and Ward Councillors have been contacted regarding the proposal, the comments from the ward councillors are below:
  - o We, the three ward councillors for the ward and Orton Waterville Parish Council, are strongly opposed to this application.
  - o The site is a residential property in a quiet, residential area. The local residents strongly oppose this application due to the additional traffic and altering the character of Debdale. Debdale is a quiet route that services as a main pedestrian route for children walking from the village to Orton Bushfield Academy.
  - o Also, very concerned that PCC probably cannot supply sufficient residents for the business to be viable so it is likely that those occupying the facility will be from other local authorities.
  - o We do not accept that the applicant has sufficiently consulted local residents. We have not heard from a single local resident who is happy about the plans and most are concerned and distressed.

### Final

This application is for a provision of services for people with complex needs who will inevitably present with challenging behaviours which may cause disruption to the local community. There has not been any community engagement in the local area to determine the impact for a provision of this type.

Beyond this there are no specific objections.

## Children's Commissioning - No Comments

### Local Residents/Interested Parties

Initial consultations: 13  
Total number of responses: 19  
Total number of objections: 19  
Total number in support: 0

Two consultations were carried, the original consultation received 12 comments from 10 different addresses, all in objection to the proposal.

The revised consultation received 7 comments from 6 different addresses, all in objection to the proposal.

### Original consultation – Objections:

- At times of staff changing there will be 12 cars plus visitors, this is not possible in the restricted area of parking within the site and will therefore result in parking on the road which is not wide enough for two cars to pass so parking will be on the pavement.
- Request that this application is put to the Planning Committee and would welcome the opportunity of showing them my concerns personally as safety should be paramount in the consideration of this application.
- Not enough parking for this business to operate in this location.
- Increase in traffic from both staff and supply vehicles which will impact on local residents adversely.
- Websites frequently mention the many issues with management problems, poor pay, frequent staff turnover and dissatisfaction cited.
- If this application does go ahead, and problems arise, where do neighbours raise their concerns?
- This location is not suitable for such a facility.
- Changing the entrance way to No.4 will still not prevent cars visiting the property from parking outside of the boundary of the site.
- The kerbside is much higher on the Debdale side of the road at the application site so cars will park on the side of the road with the lower kerbside (New Road) and will impact other vehicles trying to pass in the already narrow road.
- Proposal will result in increased noise, vehicles and people over a longer period of time during a 24 hour period.
- The access is inappropriate and will result in an adverse impact on neighbouring properties.
- No mention of the drainage/surface water diversion which is located next to the proposed new drop kerb or its impact on the flow of surface water to the drain across the road and potential for all water to flow across the road towards 9 New Road car parking space and foot gate access, should the other point become overwhelmed.
- No mention of tactile paving at the new entrance to alert current residents of the area who are partially sighted of the change in entrance way point.
- Parking spaces do not meet modern car standards with a length of 4.8m.
- Total of 9 parking spaces required not 8.
- The proposal for a 20 minute window for certain staff to leave early to prevent congestion in the property is not a realistic arrangement.
- The new proposed parking arrangement does nothing to reduce the flow of traffic to this cul-de-sac as shift handovers will still need to take place and resident services required to attend the property.
- Commercial activity not suitable to this cul-de-sac.
- Local employment as mentioned by the application cannot guarantee no use of cars turning up to the site.
- Limited bus availability.
- 'Technical Transport Notice' is inaccurate as the road does not have footpaths either side of the road along its entire length, it is also not 5m in width.
- New Road/Debdale experiences a relatively high volume of traffic to the side of the roadway with normal flow of resident and refuse collection traffic.
- The road is also commonly used by individuals for school and sport drop off/collection traffic due to the close proximity to the playing fields and schools. This is both during the working week and at weekends.
- Proposal would result in an increase in vehicles using Mill Crescent as a turning location which will result in exacerbated degradation to the gravel track and impact to the residents. The fences of both 9 New Road and 1 Mill Crescent have been damaged/knocked over by large vehicles and lorries in the past year alone, when incorrectly used as a turning location.
- The cul-de-sac which the site is located on (New Road/Debdale) has a very narrow access point (single carriageway from Y junction from Cherry Orton Road) to the intended property. Access will be further impacted should traffic and parking on roadway increase. This will lead to additional costs to the council for maintenance of the New Road/Debdale road.
- Due to an increase in activity on this road there will be an increased risk to domestic users and pedestrians of collisions.
- Minor increase in air pollution from hazardous fumes from traffic movements/idling outside the property at 4 Debdale.

- Signage type is not mentioned anywhere on the plans, this may detract from the conservation area aesthetic.
- No mention of fire safety arrangements and if additional fire escapes are required, this will impact on the visual aesthetics of the conservation area.
- No security arrangements mentioned to ensure the safety of the care facility residents and local residents.
- No pre-application consultation has been carried out with local residents.
- Front wall is within the conservation area and should be protected. Removing the wall would also damage the large grass verge and footpath outside of the property.
- A Covenant in the Deeds to the properties maintains that no business of any kind may be transacted.
- The road is also used by children attending Orton Bushfield Academy on foot and by bicycle.
- Proposal not in keeping with this area of Orton Waterville.
- The Applicant has stated that the proposal is a 4 bed care home yet the proposal clearly shows 2 units and 3 bedrooms generating a total of 5 bedrooms, the concern is once the proposal is granted then the Applicant would be able to add an additional resident and what is being proposed today is not the reality of what we shall be facing as local residents in the future.
- Concerns over the level of privacy being completely removed, with Trees T1, T2 and T3 being removed meaning that our garden and kitchen are completely overlooking, and contradicts the statement from Alderwood and my trust has been broken in the facts and intentions of this application.
- Side windows of the application site would overlook our front garden and can also see into one of our front bedrooms, this change would raise privacy concerns.
- The applicant states that residents will meet visitors off site, if I had a loved one living in a residential institution, I would want to visit it to ensure all was well.
- Increase traffic flow resulting in congestion, danger to pedestrians, pollution, noise and disturbance.

#### **Revised consultation – Objections:**

- Proposal still contravenes stipulation that property is used purely for domestic purposes.
- The reduction in the height of wall is unnecessary and seems to be to re-use the stone removed. The proposed front boundary is ill suited and out of keeping with the local character of the area, other walls are of single height and continuous along the boundary, the two tiered incline design in the new location will be unsightly and detrimental to the area.
- The Orton Waterville Conservation Area Appraisal – Section 8.3 states there should be no further puncturing of existing stone walls in the area.
- The proposal will exacerbate the access and parking problems already encountered.
- Planning Department seems to have no perception of a conservation village. We already suffer from parking disruption of juggernauts delivering to RP Meats along with damage to the roads.
- Drawing 20 Rev B shows 5 parking bays, a bin storage area and clearance between the parking bays and the garage door. Each parking bay appears to be shown as 3.6m wide and therefore a total width of 18m is required for the 5 bays let alone space for garage access and bin store. The actual distance from the garage door to the inside of the front boundary is 15.2m.
- How can cycle users access the cycle store when someone has parked in car bay 4, there will be no clearance to open the up and over garage door. Car bay 8 will be difficult to utilise.
- The proposed access is 3m wide. Delivery vehicles are expected to negotiate this narrow entrance after having performed a 90 degree off a 4.9m wide road which may well have vehicles parked opposite. The result will be lots of vehicle manoeuvring, air pollution and noise pollution.
- The proposal is completely inappropriate for the location.
- Objections remain on my previous comments.
- There is no mention of the installation of an oil interceptor for this commercial vehicle parking area, which would cause a risk of contamination and pollution of the soils, protected tree root system, and the local surface water drains and sewer system where the oil/fuel should not enter.
- The proposal is not suitable for a large volume of traffic at any point in the day, the roadway is as narrow as 9ft in parts which will result in blockages to homes and along the carriageway to allow vehicles to pass and parking on the footpaths.
- The excavation of the driveway will have an impact on the protected tree root system and when

building this new driveway the works vehicles will be parked along the arrow roadway, causing obstruction.

- The drawings only show dimensions for one accessible space, still not clear if the proposed 8 spaces will actually fit with enough space for people to get out of the vehicles and manoeuvre on site. How can we be confident in this development when so many inaccuracies and vague components are being submitted?
- Proposal is for a commercial business to be run from a residential house, involving commercial deliveries and services coming to the property such as clinical waste collections and servicing of commercial equipment such as hoists, and electrical servicing. There will also be daily visits in cars of healthcare providers such as occupational therapists, physiotherapists, district nurses and GPs etc.
- Parking is insufficient, plans show 8 parking spaces but 9 are needed. Appendix C of the Peterborough Local Plan mentions 1 parking space per full-time equivalent staff, plus 1 visitor space per 3 beds is required.
- The block paving with parking bays being marked out onto the paving is not in keeping with a residential conservation area. This would look unsightly and detract from the visual appearance of the property.
- Plans contrary to Local Highway Authority comments. There also appears to be contrary views from the LHA and Conservation Officer regarding the width of the access.
- Loss of privacy and disruption would be experienced by properties across from the site due to the proposed new expanded entrance way placed directly opposite.

## 5 Assessment of the planning issues

The main considerations are:

- Principle of development
- Design and character of the site and surrounding area
- Neighbour amenity
- Highway safety and parking
- Trees
- Other

### a) Principle of development

Policy LP8 supports the provision of homes for vulnerable persons subject to certain criteria.

First, a need has been identified and is supported by Adult Social Care Commissioning.

Cambridgeshire and Peterborough Children's Commissioning and Adult Commissioning services were consulted and they raised no specific objections to the proposal. However, the Adult Commissioning service did raise a concern over the lack of community engagement within the area, and noted that this application is for a provision of services for people with complex needs who will inevitably present with challenging behaviours which may cause disruption to the local community. Nonetheless, the Applicant has no statutory duty to consult prior to the submission of this application, and a full consultation was carried out with neighbouring properties and a Site Notice was also put up near the application site.

Secondly, it is considered that the proposal provides a sufficient level of amenity provision and Officers consider the application site to be suitable to provide the future occupiers with the necessary facilities, level of independence and provision of support/care.

Thirdly, the application site is located a short distance away from shops located at Church Drive (0.2 miles) as well as a bus stop, there are also further shops and bus stops also are located within the surrounding area. It is considered that the proposed site provides access to essential services

and community facilities, with the Orton Waterville Village Hall located within 0.2 miles of the location.

Fourthly, the site does not conflict with any strategic policy of the Peterborough Local Plan and the material considerations will be considered below.

Paragraph 8 of the National Planning Policy Framework (NPPF) (2021) outlines three objectives to achieve sustainable development, one of which is the social objective which further outlines the need to support communities' health. Adult social care provision is a key and fundamental provision that is necessary within Peterborough and subject to meeting the criteria set out within Policy LP8 such provision is supported.

The proposal includes two self-contained units within the first-floor plan which are labelled 'Unit 1' and 'Unit 2'. The Agent confirmed that these self-contained units were to enable temporary supported independent living for residents prior to establishment elsewhere in the community once the necessary skills are achieved.

As such Officers recommend a condition to be appended onto the decision notice which ties the self-contained units with the proposed use so that the units are not sold or rented out separately.

Officers consider that whilst there is potential for challenging behaviour which may cause disruption to the local community, the main consideration for Officers would be the land use and on the basis of the above, the principle of development is considered to be acceptable and in accordance with Policy LP8 of the Peterborough Local Plan (2019), subject to the following material planning considerations.

#### **b) Design and character of the site and surrounding area**

Whilst there are limited alterations proposed to the existing dwellinghouse itself, alterations are proposed to the front boundary treatment and front driveway.

The proposed access will be relocated further along the front boundary. It will be retained at a width of 3m with the adjacent walls to either side of the access being retained at 600mm then sloping up to the existing height of the retained wall. The Conservation Officer raised no objections to this element but recommended a condition to ensure that the stone from the closure and relocation of the existing access is reused for the alteration works. A compliance condition would be attached to the decision notice should permission be granted.

The other alteration would be the hard landscaping of the front driveway area in permeable block paving in dark grey with parking spaces demarcated in light grey block pavers laid in a Herringbone pattern to replace the existing gravel. The Conservation Officer raised no objections to this element. It is considered to be a sympathetically designed landscaping treatment.

In light of the above Officers consider the proposal to be in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019).

#### **c) Neighbour amenity**

As there are no extensions, enlargements or alterations to the property proposed under this application, it is not considered that the proposal would cause unacceptable overbearing, shadowing or loss of privacy impacts to surrounding neighbours.

It is considered that whilst the proposal will change the application site from a C3a Residential Dwellinghouse to a C2 Residential Institution, as the main uses of the first-floor rooms will remain as bedrooms; there will be no adverse impact on privacy to neighbouring properties by way of additional overlooking or loss of privacy from first floor level. No additional openings are proposed.

The garden of the site would be used as the private amenity area for the proposal, there would be

no adverse change in character of the rear amenity area.

In light of the above, the proposal is considered to be in accordance with Policy LP17 of the Peterborough Local Plan (2019).

#### d) Highway safety and parking provision

Appendix C of the Peterborough Local Plan (2019) outlines the parking requirements for a C2 use as 1 per full-time equivalent staff plus 1 parking space per 3 beds. The proposal would have 6 full time equivalent staff and 5 beds on site, as such the required parking provision would be 7 parking spaces. The proposal provides 8 car parking spaces including 1 accessible parking space. The proposal also provides for cycle parking provision within the existing attached garage. POOL CAR?

**The Council's Local Highway Authority object to the proposal raising the following concerns:**

- Fully dimensioned and scale drawings with parking space dimensions and visibility splays
- Swept path analysis demonstrating vehicles for entering and leaving the site in a forward gear and parking
- **The access must be 5.5m wide**
- Construction details of the alterations and moving of the access are required

Officers note that the submitted drawings are to scale and the dimensions for the accessible parking space measures 5m x 3.6m and the dimensions for the remaining spaces is 5m x 2.4m. Further, 2m visibility splays are provided on either side of the access with the wall height reduced to 600mm for 2m along the proposed access. It is also noted that the requirement for construction details is onerous given that a Permit would be required from the Local Highway Authority under Section 184 of the Highways Act 1980 and details would be provided then, as such providing details now would be unreasonable and not meet the tests for appending a condition onto the decision notice.

**The Conservation Officer and the Local Highway Authority hold conflicting views regards the need of a 5.5m wide vehicular access to the application site.**

**Taking the nature of the proposals into account, it is considered that the proposal would not generate a demand in terms of vehicle movements that would result in two vehicles using the proposed access at the same time. Further, the proposal is located within a quiet cul-de-sac where the potential for creating a bottleneck is limited. It is therefore considered that a reduced 3m wide access with the provision of the reduced wall height on either side providing the necessary vehicle to pedestrian visibility splays provides an acceptable compromise between the conservation and highway safety impacts of the proposal.**

As such it is recommended that the objection from the LHA be overruled subject to conditions securing eight parking space, visibility splays, remodelling of the boundary wall and provision of cycle parking. **On balance**, the proposal is in accordance with Policy LP13 of the Peterborough Local Plan (2019).

#### e) Trees

The Council's Tree Officer noted the protected Horse Chestnut TPO T.4 08/1972, located within the front garden of No.5 Debdale and raised no objection subject to a condition securing the protections set out within the submitted Arboricultural Method Statement.

In light of the above it is considered that the proposal is in accordance with Policy LP29 of the Peterborough Local Plan (2019).

#### f) Other

The Orton Waterville Parish Council raised an objection to both the original and revised schemes

which are addressed in detail as follows:

- *Appears to be a commercial venture in a residential and conservation area which is inappropriate and out of keeping with the area*
- *Triple glazing is being proposed at this property which implies that there will be higher noise levels coming from the property in a quite small residential street which may cause distress to neighbouring properties, which has been seen in a neighbouring street from a similar scheme.*
- *More traffic from employees and visitors to the property which will have an impact on neighbouring properties especially as Debdale is a narrow cul-de-sac.*
- *Restrictions on the Land Registry Title Register of this property which states no business use from the property and not to use the land for any purpose which may be or may grow to be a nuisance or annoyance to the Company or to the owner or occupiers of any adjoining property.*

The principle of the development was assessed in the first section, Officers consider that care facilities as long as they meet LP8 and other material considerations are acceptable and the proposal is able to accommodate 5 residents with 6 staff providing 24 hour cover. Whilst a different use from C3a it is considered that the proposed use which falls within C2 is a related residential use and the principle of setting it within a residential area is not unacceptable as long as the necessary policy requirements are met. The potential noise impact was noted but whilst Officers can consider the land use of the proposal, considering the behaviour of the residents would be difficult given that this would vary from individual to individual. The Applicant does mention upgrading works including triple glazing, which may not need planning permission as it involves just the altering of the glazed panels. Moreover, the site is a detached building with no party walls with other properties. Finally, it is noted that 24/7 cover is proposed to allow for oversight and staff presence at all times which would allow for mitigation against adverse noise impacts. Officers accept that the proposal may generate more traffic to the property but it is also noted that the necessary parking provision has been provided on site. **Officers cannot consider covenants and restrictions within the Title Register as material considerations as these matters are civil matters, and any current or future planning permissions would not override any private legal agreements.**

Local residents also raised objections to the proposal, whilst I will not address matters that have been considered above in the main report any remaining concerns will be addressed below.

- *Proposal still contravenes stipulation that property is used purely for domestic purposes.*  
Any private legal agreements and Land Registry Title restrictions are not material considerations, and any approved planning permission would not override any private legal agreements which the Applicant may have entered into.
- *The reduction in the height of wall is unnecessary and seems to be to re-use the stone removed. The proposed front boundary is ill suited and out of keeping with the local character of the area, other walls are of single height and continuous along the boundary, the two tiered incline design in the new location will be unsightly and detrimental to the area.*  
The Conservation Officer raised no objections to the revised proposal consider the frontage design is a sympathetic design which does not adversely impact the design and character of the site and surrounding area.
- *The Orton Waterville Conservation Area Appraisal – Section 8.3 states there should be no further puncturing of existing stone walls in the area.*  
The proposal moves the existing access which is of a similar width and a condition has been appended onto the decision notice for the existing stone to be re-used to allow for a sympathetic appearance and design to the existing frontage.
- *Planning Department seems to have no perception of a conservation village. We already suffer from parking disruption of juggernauts delivering to RP Meats along with damage to the roads.*  
The Conservation Officer raised no objections and did not consider the proposal would adversely impact the design and character of the site and surrounding Conservation Area.

- Drawing 20 Rev B shows 5 parking bays, a bin storage area and clearance between the parking bays and the garage door. Each parking bay appears to be shown as 3.6m wide and therefore a total width of 18m is required for the 5 bays let alone space for garage access and bin store. The actual distance from the garage door to the inside of the front boundary is 15.2m. Only the accessible parking space would be 3.6m, the remaining parking spaces measure approximately 2.4m wide.

- How can cycle users access the cycle store when someone has parked in car bay 4, there will be no clearance to open the up and over garage door. Car bay 8 will be difficult to utilise. A condition has been added onto the decision notice to provide the necessary cycle parking details including access into the garage. Officers on balance accept the parking provision and given that the necessary parking provision would be 7, the proposal provides 8 so that there is sufficient provision on site in line with Policy.

- There is no mention of the installation of an oil interceptor for this commercial vehicle parking area, which would cause a risk of contamination and pollution of the soils, protected tree root system, and the local surface water drains and sewer system where the oil/fuel should not enter. The need for an oil interceptor would be inappropriate given the level of development which is a fairly low scale care home, and vehicles visiting the site would generally be staff vehicles.

- The drawings only show dimensions for one accessible space, still not clear if the proposed 8 spaces will actually fit with enough space for people to get out of the vehicles and manoeuvre on site. How can we be confident in this development when so many inaccuracies and vague components are being submitted?  
The Proposed Site Plan is a scaled drawing which does allow for measurements to be taken off the drawing.

- Proposal is for a commercial business to be run from a residential house, involving commercial deliveries and services coming to the property such as clinical waste collections and servicing of commercial equipment such as hoists, and electrical servicing. There will also be daily visits in cars of healthcare providers such as occupational therapists, physiotherapists, district nurses and GPs etc.

Whilst the proposal has potential for healthcare providers and commercial deliveries coming on site, this would heavily depend on the requirement for each resident. The submitted information does not propose an intensive care home and whilst there is potential for residents with higher care needs than others being present, it is considered on balance the proposal provides the necessary parking to mitigate against any adverse impact on the site and surrounding area.

- At times of staff changing there will be 12 cars plus visitors, this is not possible in the restricted area of parking within the site and will therefore result in parking on the road which is not wide enough for two cars to pass so parking will be on the pavement.

The proposal states there will be approximately 6no staff supporting these service users on a 24 hour basis, the total staff numbers of 6 are likely to be spread over the 24 hour period working a shift pattern.

- Websites frequently mention the many issues with management problems, poor pay, frequent staff turnover and dissatisfaction cited.  
Officers cannot consider these matters as material considerations.

- If this application does go ahead, and problems arise, where do neighbours raise their concerns? Depending on the type of concern, the management company or other part of the Council may be the relevant part to raise concerns to (i.e. parking concerns raised to Local Highway Authority, statutory nuisance issues raised to Pollution Control team etc).

- No mention of the drainage/surface water diversion which is located next to the proposed new drop kerb or its impact on the flow of surface water to the drain across the road and potential for all water to flow across the road towards 9 New Road car parking space and foot gate access, should



*the other point become overwhelmed.*

Any impact on drainage or other street furniture can be considered when the Applicant looks to gain the Road Opening Permit from the Local Highway Authority.

*- No mention of tactile paving at the new entrance to alert current residents of the area who are partially sighted of the change in entrance way point.*

The proposal includes a single access which is of a similar dimension and location to the existing access on site as such tactile paving is considered to be onerous on the Applicant.

*- Minor increase in air pollution from hazardous fumes from traffic movements/idling outside the property at 4 Debdale.*

The level of air pollution would be limited given the small scale of the proposal.

*- Signage type is not mentioned anywhere on the plans, this may detract from the conservation area aesthetic.*

No signage has been proposed and approved as part of this application.

*- No mention of fire safety arrangements and if additional fire escapes are required, this will impact on the visual aesthetics of the conservation area.*

The proposal does not include any external alterations to the existing building, if any additional changes are required, then planning permission may be required which can be considered at the time of submission.

*- No security arrangements mentioned to ensure the safety of the care facility residents and local residents.*

There is 24 hour staff presence on site which can allow for mitigation against any challenging behaviour.

*- Front wall is within the conservation area and should be protected. Removing the wall would also damage the large grass verge and footpath outside of the property.*

The proposal does include re-instating the grass verge in front of the existing access after it's closure which has been conditioned to ensure this.

*- Concerns over the level of privacy being completely removed, with Trees T1, T2 and T3 being removed meaning that our garden and kitchen are completely overlooking and contradicts the statement from Alderwood and my trust has been broken in the facts and intentions of this application.*

T1, T2 and T3 are shown on the proposed plans as being retained on the plans, and for the sake of clarity the current application does not approve the removal of any trees on site. As the site is located within the Conservation Area, a tree works application would need to be submitted to the Council's Tree Officer for any works, if any works to trees have been conducted without the relevant permission should be reported immediately to the Planning Enforcement team ([enforcement@peterborough.gov.uk](mailto:enforcement@peterborough.gov.uk)).

## **6 Conclusions**

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:

- The impact of the proposal on the character of the site and Orton Waterville Conservation Area is considered to be in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019);

- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings is considered on balance to be in accordance with Policy LP17 of the Peterborough Local Plan (2019); and

- The impact of the proposal on the safety of the adjacent public highway is considered to be on balance in accordance with Policy LP13 of the Peterborough Local Plan (2019).

## 7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 The development hereby permitted shall be carried out in accordance with the following details:

- Site Location Plan (Drawing number 01)
- Existing Site Plan (Drawing number 02)
- Existing Ground Floor Plan (Drawing number 03)
- Existing First Floor Plan (Drawing number 04)
- Existing Roof Plan (Drawing number 05)
- Existing Elevations 1 of 2 (Drawing number 06)
- Existing Elevations 2 of 2 (Drawing number 07)
- Proposed Site Plan (Drawing number 20 Revision A)
- Proposed Ground Floor Plan (Drawing number 21)
- Proposed First Floor Plan (Drawing number 22)
- Proposed Roof Plan (Drawing number 23)
- Proposed Elevations 1 of 2 (Drawing number 24)
- Proposed Elevations 2 of 2 (Drawing number 25)
- Frontage Alteration Proposals (Drawing number 26)

Reason: For the avoidance of doubt and proper planning.

C 3 Prior to first occupation of the development, car parking including garages and turning shall be provided in accordance with the approved layout shown on drawing number 20 Revision A.

Thereafter, the car parking and turning shall be retained solely for the parking and turning of vehicles in connection with the use of the development to which it relates and shall not be used for any other purpose in perpetuity.

The front driveway area shall be finished in permeable block pavers in Herringbone pattern in dark grey with the parking spaces demarcated in light grey as per drawing number 20 Revision A.

Reason: In order to ensure that sufficient parking and turning remains available in site in the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C 4 Prior to the first occupation of the development hereby approved; the visibility splays, grass verge and access width shall be constructed and maintained in accordance with drawing number 26. The 2m visibility splays as identified on drawing number 26 shall remain free from obstruction over 600mm high for perpetuity.

The new access and proposed front boundary treatment shall recycle stones from the existing wall for the proposed works.

The access hereby approved shall remain ungated for perpetuity.

Reason: In the interest of public highway safety in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 5 The two self-contained units, labelled Unit 1 and Unit 2 on drawing number 22, shall not be occupied or used at any time other than for purposes ancillary to the C2 use of the property known as 4 Debdale Orton Waterville PE2 5HS, and shall not be occupied, leased or rented as separate dwellings.

Reason: The site is not adequate to support a separate dwelling and the self-contained units are only acceptable as ancillary accommodation, in accordance with Policies LP13 and LP16 of the Peterborough Local Plan (2019).

- C 6 Prior to first occupation of the development hereby permitted, details of the cycle parking shall be provided to demonstrate how access will be gained to the existing garage and the level of provision provided within the garage shall be submitted to and agreed in writing with the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details and the provision of cycle parking shall be retained for perpetuity.

Reason: In order to ensure that sufficient and suitable cycle parking is available and to promote more sustainable methods of travel to/from the site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) the development hereby permitted shall be used for the provision of residential accommodation and care to people in need of care within C2 use class (Residential Institution) only and for no other use within the C2 use class.

Reason: In the interest of neighbour amenity and highway safety, in accordance with Policies LP17 and LP13 of the Peterborough Local Plan (2019).

- C 8 As per the submitted Arboricultural Method Statement (AMS) from Silva Arboriculture Ltd received (Ref 21090 Issue 1, received 29/10/2021), all measures and protections as laid out in the aforementioned AMS must be implemented and adhered to before the arrival of any materials on site and the beginning of any construction works associated with the proposed development hereby approved and must be maintained throughout the period of construction.

Reason: In the interest of the protection of the existing trees, in accordance with Policy LP29 of the Peterborough Local Plan (2019).

Copies To Councillors-Nicola Day, Julie Howell and Kirsty Knight

**TECHNICAL TRANSPORT NOTE**

Prepared on behalf of Consult Construct Ltd

**Date** : 11 June 2021  
**Project** : 4 Debdale, Orton Waterville, Peterborough  
**Project Ref** : 2103970  
**Report Ref** : 2103970-01A  
**Report Title** : Technical Note

**DOCUMENT CONTROL**

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Client Draft	AJT	SF	DRAFT	26/05/21
A	Planning submission	AJT	SF <i>[Signature]</i>	SF <i>[Signature]</i>	11/06/2021

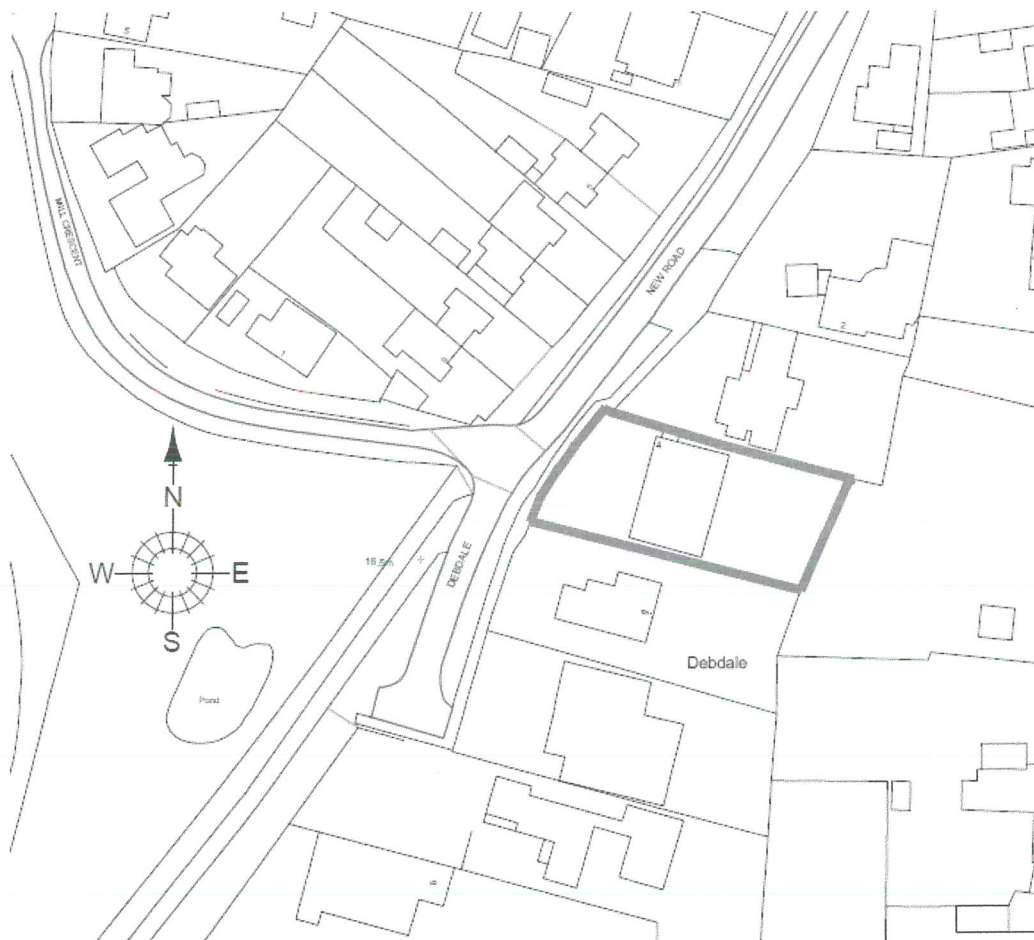
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REF No  
B2  
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1.0 INTRODUCTION

Ardent Consulting Engineers Limited (ACE) has been commissioned by Consult Construct Limited (agents acting on behalf of Achieve Together Limited 'the Applicant') to prepare a Technical Transport Note (TTN) to support the proposed change of use of 4 Debdale, Orton Waterville PE2 5HS ('the site') (refer to **Figure 1**).



**Figure 1: Site Location**

The site was subject to a previous planning application reference 21/00345/FUL for the proposed change of use from residential use (Class C3a) to a residential institution use (Class C2), however that was subsequently withdrawn.

Peterborough City Council's Highways Services provided their comments regarding the above application, dated 13<sup>th</sup> May 2021, as follows.

*"Six full-time members of staff are proposed as part of the change of use. No visitors' bays are proposed within the site. Six internal parking spaces, plus the retention of the garage, is proposed. The garage is undersized, so it not considered likely for regular vehicle parking, but will suffice for cycle storage. There are no concerns with the internal parking layout.*

*There is limited scope for on-street parking in the area, as a result of carriageway widths in the vicinity as opposed to parking restriction, but it is likely that a small number (max. 1-2) could be accommodated on-street.*

More details on the proposed staffing arrangements should be provided; it is unclear whether 6 staff members in total are proposed, or if 6 are required on site at any one time. The LHA have parking concerns with the latter approach, especially around shift-changes; the area does not lend itself to parking intensification over short periods of time, and therefore clarification is required. It may be necessary to provide details of similar existing establishments for precedent and comparison, including any additional level of care arrangements that may be required."

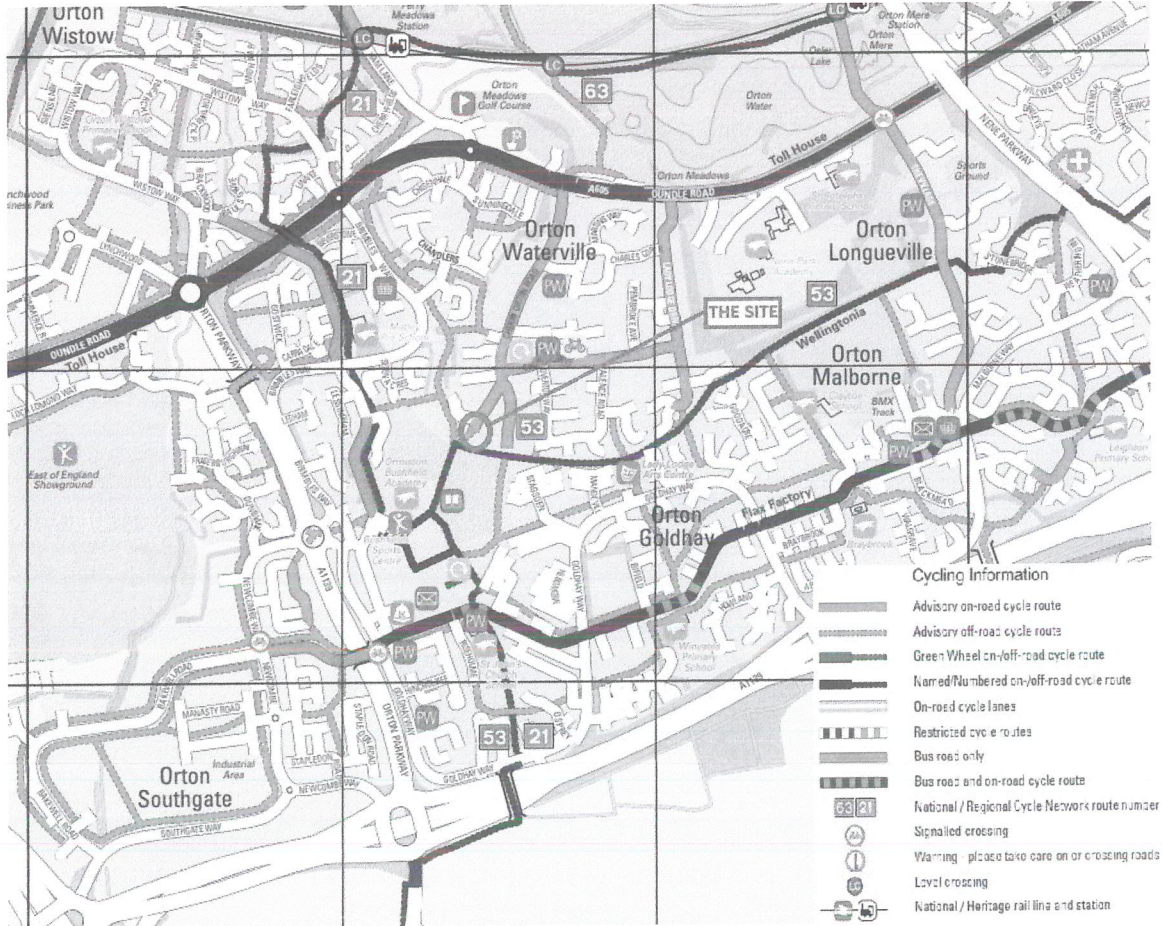
This TTN supports the new planning application and addresses the above comments raised by Peterborough City Council's Highways Services.

## 2.0 Existing Situation

The site comprises a 5-bed house situated in a residential cul-de-sac which is located northeast of Vivacity Bushfield Leisure Centre and sits southwest of the centre of Peterborough City.

Debdale is a circa 5m wide residential access road with footways on both sides and connects with New Road and Mill Crescent via an informal junction arrangement immediately north. There are no parking restrictions along Debdale or New Road (Mill Crescent has a narrow width which deters parking on-street).

The site is located in an area with good footway/cycle way connections, as indicated in **Figure 2**, below.



**Figure 2:** Footway/Cycleway Provision (Source: Beyond Peterborough)

Of particular note is the traffic free footway/cycleway to the south of the site which runs adjacent to the leisure centre.

**Bus Services**

The closest bus stops to the site are situated on the Busway (near Rangefield and adjacent to the leisure centre) both an approximate walking distance of 550m (7-minutes walk). These stops provide connections to routes '1 Citi' (every 12 minutes).

There are additional bus stops on Church Drive which are an approximate walking distance of 380m northeast of the site (5-minutes walk). These stops provide connections to routes 29 (2 services per day) and X4 Gold (approximately hourly).

The above shows that the site has good access to public transport and excellent footway and cycleway connections.

### 3.0 Proposed Situation

The proposals are for a change of use from residential (Class C3a) to a small residential institution (Class C2) to support people with learning difficulties, autism and associated complex needs for a total of 4 people.

The existing access arrangement from Debdale is proposed to be retained via a vehicular crossover. The proposals provide a total of 8 car parking spaces on site in front of the retained building.

The proposed layout plan is provided at **Appendix A**.

#### Staff

**B2** The proposals are forecast to result in up to 6 members of staff on site during the day shift with 2 members of staff during the night shift.

Staff will not live on-site, however it is likely that they would live locally and could therefore take advantage of the site's good accessibility to bus services and the footways/cycle routes in the local area.

On this basis it is envisaged that not all staff would need to drive to work.

Care staff salaries are recognised as being relatively low on a national scale, therefore it is very likely that staff will live locally to avoid excessive travel costs. Staff will also be more likely to use non-car modes of travel as these are typically more cost effective than car travel.

#### Staff Shifts

**P1** Staff shifts are proposed to be 07:30 – 19:30 and 19:30 – 07:30 with a 20-minute window when around 4 staff will finish the day shift earlier to ensure the crossover in



shifts does not result in parking congestion on-site (this is on the basis of a worst case assuming all staff drive to work).

A similar arrangement will happen in the morning where some staff will arrive after 07:30.

The staff shifts are outside of the typical network peak hours (08:00-09:00 and 17:00-18:00), therefore staff trips will not have an impact during those times.

Measure to encourage staff to adopt non-car travel

The Applicant has a policy whereby they try and recruit locally. In addition, it is proposed to provide a series of measures that will encourage staff to use non-car modes of travel, as follows.

- Staff lockers will be provided;
- Cycle parking will be provided;
- Staff washing/showering facilities will be provided;
- Free taxi ride home in the event of an emergency; and
- Bike to work scheme – to be considered.

Given the staff shifts are outside of the local school start and finish times (and outside the typical peak hours) it is unlikely that the proposals would have any impact during those periods.

**Residents**

It is proposed to have a pool car on-site (the 'house' car) which will be parked within the car park. This will be used by staff to accompany residents to destinations not easily reached by active modes or public transport. Residents will be able to store a bicycle in the existing garage.

Visiting arrangements

Residents will go 'off-site' rather than have visitors at the home. Resident collection will be pre-arranged to ensure the pickup/drop off times are staggered. Cars picking up/dropping off are able to park in the driveway as potentially there will always be at least 1 car parking space free. The pickup/drop offs will also be arranged to avoid the shift crossover times. It is expected that by their very nature pick up/drop offs would

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only be a few minutes so dwell times would be very short. Therefore, any double parking can be easily managed by staff. As an absolute worst case pick up/drop offs could occur on-street again dwell times would expect to only be a matter of minutes.

Resident pick up/drop off is likely to occur outside of the local school start and finish times therefore the proposals are unlikely to have any impact during those periods. It is anticipated that residents would mostly be collected and dropped off at weekends.

Alternatively, residents could use the pool car to make their prearranged visits.

### **Parking Standards**

Class C2 residential care home car parking standards are set out in "Appendix C" of the Peterborough City Council Local Plan as 1 space per full time equivalent staff, plus 1 visitor space per 3 beds.

Given the proposals provide a total of 8 car parking spaces (although 1 space will be utilised by the pool car) and that staff have opportunity to use alternative modes of travel it is considered the proposals are appropriate and unlikely to result in on-street car parking.

Cycle parking standards call for 1 stand per 5 staff, plus resident parking on a case- by- case basis. The existing garage will accommodate this provision.

### **Deliveries and Servicing**

Deliveries of groceries are likely to be anticipated on a weekly basis. There is potentially sufficient space for the delivery vehicle to double park within the car park area.

Refuse collection will be maintained as per the existing arrangements i.e. collection from kerbside. This arrangement is the same for the majority of the properties along Debdale.

#### 4.0 Conclusions

The proposals seek to adapt the existing 5-bedroom house for a change of use to residential institution use (Class C2) to support people with learning difficulties, autism and associated complex needs for a total of 4 people.

A total of 8 car parking spaces are proposed on site, with 1 space taken up by the proposed pool car.

Staff will be encouraged to use non-car modes of travel.

The car parking arrangements will be managed to reduce potential for parking to occur on-street, although there is capacity for 1 or 2 cars.

It has been demonstrated, through staff shift handover arrangements and the management of pick up/drop offs of the residents, that the provision of 8 car parking spaces is sufficient to meet the requirements of the proposed care home and unlikely to result in parking on-street for long periods of time.

On this basis it is considered that the highways comments have been fully addressed and that the scheme, from a highways perspective, can be recommended for approval.

**Appendix A**

**Proposed Layout Plan**





Consult Construct

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# DESIGN AND ACCESS and HERITAGE STATEMENT

For proposed development at

**4, Debdale  
Orton Waterville  
Peterborough  
PE2 5HS**



June 2021

Prepared for and on behalf of  
**Alderwood and Achieve Together**

Regulated by **RICS**

Consult Construct Limited

Gunpowder Works, off Bysing Wood Road, Faversham, Kent, ME13 7UD  
Registered in England at this address : Company No. 8324105

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**Consult Construct - Quality Management**

Consult Construct Limited are certified to BS ISO9001:2015 Quality Management.

This document has been checked before issue in compliance with the Quality Management System.

A This document has been produced by:

Matthew Hill BSc (Hons)

Senior Architectural Technologist

Signed:



B Date of this issue June 2021

Issue Number 1 (one)

C This document has been checked and approved by:

Andrew Bardel

Technical Architect.



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## 1.0 INTRODUCTION

This Design and Access statement accompanies a planning application for a Change of Use from a C3 use, residential dwelling house to a C2 use, residential institution, on the site located at 4 Debdale, Orton Waterville, Peterborough.

The proposals are for

- Change of use
- Minor internal reconfiguration
- External reconfiguration of drive way and access.

This statement comprises of a description of the site and its surrounding areas and an explanation of the proposal. The site's context is examined and policy framework is set out and assessed.

The following documents have been referred to in the production of this document  
National Planning Policy Framework 2019  
Peterborough Adopted Local Plan 2019  
Orton Waterville Conservation Area Appraisal – Report and Management Plan 2008

It was not possible for pre-application advice to be obtained for this scheme due to Covid related planning department restrictions on this service.

This document is to be read in conjunction with submitted drawings and related documents including the Transport Note and Arboricultural Assessment.



## 2.00 SITE AND SURROUNDINGS

The application site is approximately 825 sqm or 0.0825 ha in area and is situated at the entrance of a quiet cul-de-sac, within the built area of the suburb of Orton Waterville. It is within a predominantly residential area however has walking and public transport links to the local library, leisure centre, shopping centres and outdoor amenity spaces.

Orton Waterville is, historically, an old village recognisably dating back to the 17<sup>th</sup> century. It gradually grew through the 18<sup>th</sup> and 19<sup>th</sup> century however the most growth was between 1950 and 2000. It has almost become amalgamated into the outskirts of Peterborough with the infilling of a substantial amount of the separating landscape. The intention of the Orton Waterville Conservation area is to protect the historic core of the village.



Debdale is positioned at the end of New Road that joins Cherry Orton Road and the historic village centre. Until the 1970s New Road and Debdale formed a historic southern approach to the village the southern end of this is visible now only as a footpath link. Properties in Debdale appear to have been constructed around this period.



The property is currently a 5-bedroom spacious and substantial family dwelling with generous ground floor accommodation with bedrooms all at first floor.

The property is approached by a large gravel driveway that provides ample off-street driveway parking and access to an integral garage. There is generous separation to adjacent neighbours. The rear garden is large, mature, and laid mainly to lawn with a patio area to one corner. There is mature hedgerow and trees to all the boundaries

Existing photographs are provided in Section 10.

### 3.00 PLANNING HISTORY

The dwelling has been the subject of previous planning applications as listed below:-

95/PO577	Erection of side and rear extension – permitted
03/00337/FUL	Two storey rear extension – permitted
21/00345/FUL	Change of use from dwelling (Class C3a) to a Residential Institution Use (Class C2) (withdrawn)

Tree with TPO removed with permission.

It is within the Orten Waterville Conservation area - designated 1969.

### 4.00 FLOOD RISK

The map in Appendix A indicates that the property is in flood zone 1 and is under 1 hectare in area so a Flood Risk assessment is not required.

### 5.00 CONSERVATION AREA

The property sits within the Orten Waterville Conservation area.

The designation demonstrates a commitment to positive action to safeguard and enhance the character and appearance of the area.

The application site sits at the end of New Road which was historically a link from Peterborough to the Great North Road and is considered the 'approach from the south' into the Conservation area. The sense of arrival into the conservation area from a wooded path is of importance and is close to the frontage of the application site.

The location of protected buildings, the local nature of the built materials and the detailing of the building fabric has also been highlighted. The general residential use of the village as a whole is apparent as is the need to protect the extensive ornamental tree planting on grass verges, hedges and stonewalls.

### 6.00 TREES

There are numerous trees within the application site and within 15m from the boundary as indicated on the site plan. Their location within a Conservation area requires protection



## 7.00 DESIGN PROPOSALS

Alderwood/Achieve Together is one of the UKs leading providers of support for people with learning difficulties, autism and associated complex needs. They operate small to medium scale residential homes across the country and provide CQC registered services for adults and young people. The group often works on promoting the independent living of these individuals (when possible) and have carers that provide 24/7 support in each of the services. The intention of the care provision is to replicate the scale of care received 'at home' so they are not large provisions.

Appendix B provides a statement from Alderwood/Achieve Together regarding their aspirations for the property and its management along with some background information about the organization.

Achieve Together work alongside Local Housing Commissioners, who are consulted for every property to ensure there is a local need for the service, this is the case with this property.

The proposals for the scheme involves the following.

**Change of use.** This application is to seek a Change of Use of the dwelling from its current C3a Dwelling Use Class to a C2 Residential Institution to care for people in need of care. The property is considered suitable for this type of use due to its location within a key settlement, close to local amenities with shops, outdoor space, and access to public transport within easy walking distance.

Although only 5 units the option of pursuing the property as a C3b use class rather than C2 has been discounted because the level of care provided to the residents can change dependant on the individual. At some point in the future a change of resident may require an additional level of care to what is considered 'personal care' such as assistance with medication and dressing and so as to future proof the property, Achieve Together wish it to be considered for a C2 use, albeit on a small scale.

### Minor internal reconfiguration.

The dwelling will be internally adapted to achieve accommodation for 4no adults within the existing envelope, whilst utilizing all the existing ground floor accommodation as communal facilities. There will be approximately 6no support/management staff supporting these service users, on a 24hr basis. There will be staff office accommodation but not sleep-in facilities. The proposals hope to also include two self-contained units, to enable temporary supported independent living prior for residents prior to establishment elsewhere in the community once the necessary skills are achieved.

### Access

In order to improve the parking provision and enable staff and visitors to park off street the proposals indicate the relocation of the driveway access and drop kerb. There is a fairly new stone wall to this boundary. The wall will be dismantled and rebuild in exactly the same style, reusing the existing materials. As indicated on the proposed site plan.

Pedestrian Access to the property via the principal entrance at the front and from the rear garden amenity space will have level access thresholds where ever possible.

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The ground floor sanitary facility will be compliant with Building Regulations Approved Document M 'Access to and Use of Building'.

**Parking**

A Technical Transport note has been prepared by Ardent Consulting Engineers and should be read in conjunction with all other documentation.

**Bin Storage**

Bin Storage, in the form of wheelie bins will be provided in the location as indicated on the site plan.

**Landscaping and trees.**

An Arboricultural Assessment has been undertaken by Silva Arboricultural, and should be read in conjunction with all other documentation.

**9.00 POLICY DISCUSSION**

The NPPF requires local authorities to provide appropriate housing for people with disabilities, including specialist and supported housing, and this is crucial in helping them to live safe and independent lives.

The following policies from the Peterborough Local Plan are deemed important to the proposal for this property: -

Policy LP8 Meeting housing needs - accommodation for Vulnerable People

Policy LP19; The Historic Environment

The ability of the proposals to meet with policy are described below.

The property is considered suitable for this type of use due to its location within a key settlement. It is close to local amenities including shops, outdoor space, and public transport.

With respect to Policy LP8, mentioned above, the above proposals meet an identified need and is supported by Adult Social Care Commissioners. It will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and care (CQC registered) and will be accessible by non-car means to essential services and community facilities as appropriate to the needs of the intended occupiers.

Policy LP19; The Historic Environment requires the protection, conservation, and enhancement of Peterborough's historic environment. The low key, internal alterations only and the general suitability of the existing building to its proposed use are such that they will have minimum impact on the Conservation area and therefore respect the special architectural and historic character of the area. The sense of arrival into the conservation area from a wooded path will not be altered from the existing arrangement nor will the external appearance of the property and frontage be changed in any way. The proposals do not require the removal or pruning of any of the trees both within and adjacent to the site.

Although the character and behavior of potential residents is not a material planning matter, the following assurances can be made in this regard. The applicant acknowledges that some local residents may have concerns that the proposed use attracts people who have potential to display



behaviors that could be perceived as being antisocial. However, there are appropriate policies in place to minimize and safely manage any situations that may arise, as seen in the attached statement from Achieve Together.

## 10.00 SUMMARY

This application seeks a change of use from a C3, residential dwelling house to C2, residential institution. Minor internal reconfiguration is proposed. The existing parking area will be extended to accommodate 8no parking bays, primarily for use by staff and occasional use by visitors. This proposal preserves the character and appearance of the Conservation Area. This proposal is in line with relevant policies on ensuring the provision of appropriate housing and support for people with disabilities and therefore makes an appropriate contribution to the growth priorities of the Local Plan.

Achieve Together has significant expertise in providing this type of care service. Furthermore, supporting adults with disabilities, who may display behaviors that challenge, in the local community rather than in-patient facilities is a significant national priority, and is consistent with the Government's Transforming Care agenda.

The Government's Transforming Care programme was introduced following the Winterbourne View inquiry to ensure all individuals with learning disabilities and autism had access to the right support.

Transforming care is currently sitting at the top of the government's agenda as there are many individuals institutionalized within hospital settings with no provision for their onward care past this. Given the current climate it is paramount adult social care work in collaboration with the NHS frees up beds for those who have emergency and critical mental health needs. Hospital settings are not able to provide the level of care required for those with a learning disability and this will often result in restrictive care and over prescribing of medication.

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**11.00 EXISTING PHOTOGRAPHS**



**FRONT ELEVATION AND DRIVEWAY TO DEBDALE**



**REAR ELEVATION**



REAR GARDEN



REAR GARDEN





**Consult Construct**

---

**APPENDIX A Flood map**

Regulated by **RICS**

Consult Construct Limited

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# Flood map for planning

Your reference  
**DEBDALE**

Location (easting/northing)  
**515458/295832**

Created  
**7 Mar 2021 15:45**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## This means:

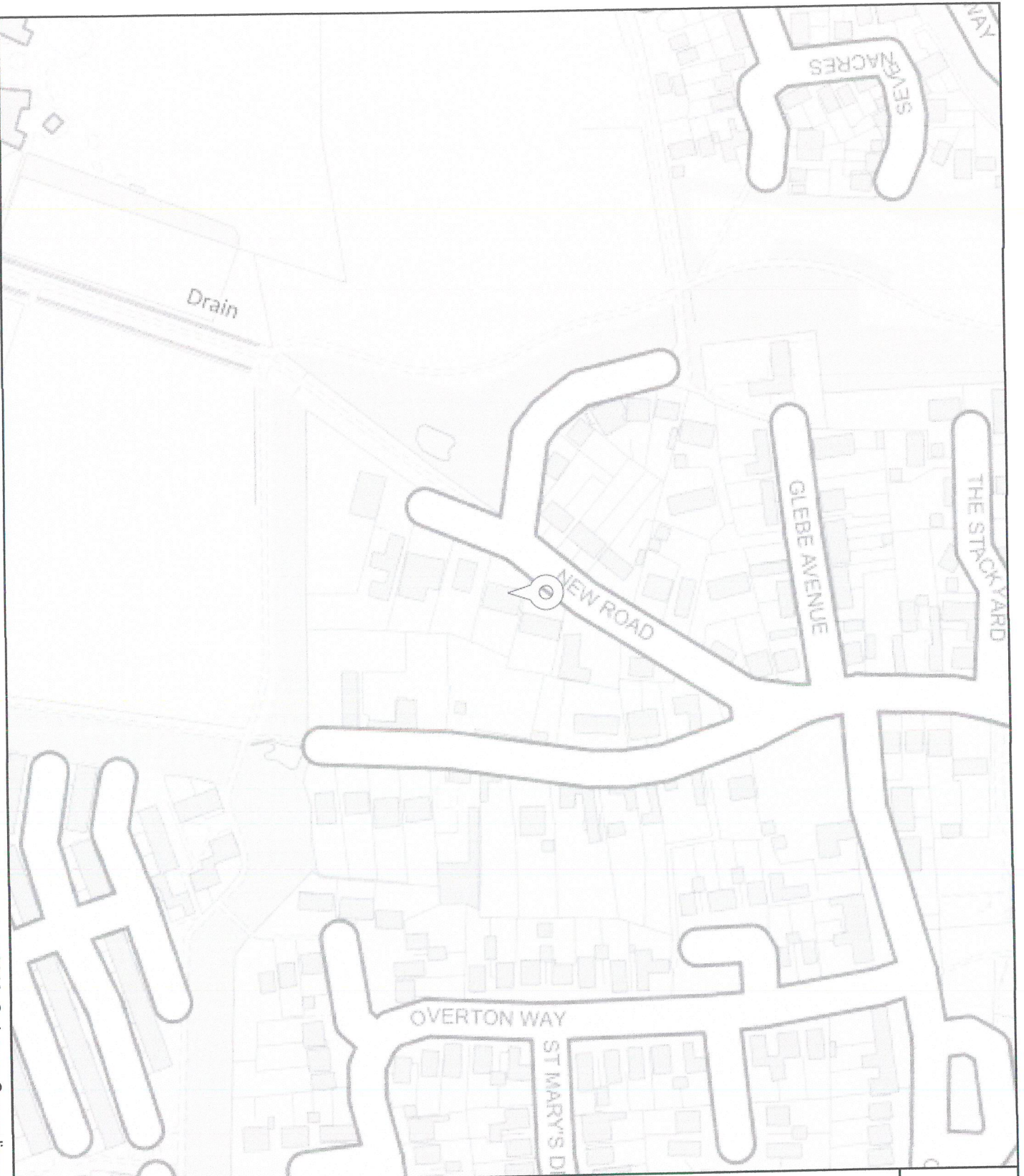
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



**Flood map for planning**

Your reference  
**DEBDALE**

Location (easting/northing)  
**515458/295832**

Scale  
**1:2500**

Created  
**7 Mar 2021 15:45**



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences



Flood zone 2



Flood zone 1



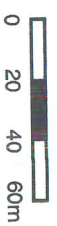
Flood defence



Main river



Flood storage area





**Consult Construct**

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**APPENDIX B Statement**

Regulated by **RICS**

Consult Construct Limited

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**Alderwood**  
Office 1, South Lodge Farm  
100 Wellingborough Road  
Ecton  
Northamptonshire NN6 0QR



*Living and learning with Autism*

### Debdale Pre Planning Application

We propose to use this dwelling as a home for 4 adults who have a primary diagnosis of Autism or Autism accompanied with a learning disability and associated complex needs. The people we support cannot live on their own because they would be vulnerable in the community and in order to be able to have an ordinary life, they need to live with a staff team who will support them.

This property would ideally suit the people we support. There is access to a local park and walks next to the dwelling, nearby local shop and bus stop. The home itself would allow for 3 communal areas downstairs as well as a staff office and separate kitchen, dining room, utility room and garage. Upstairs there is sufficient space for two large rooms with their own lounge and bathroom and two other rooms both with their own ensuite's. There is a well secure garden to the rear that has high trees and fences for privacy. At the front of the property there is sufficient space for staff parking and a house vehicle. The home would be upgraded to include things such as triple glazing to help with any noise reduction needed. The home is built into the hub of the community and blends in with the rest of the street it resides on, which we would not wish to change, as it takes away that familiar 'care home' look.

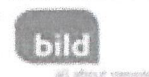
It is envisaged that relationships with the local neighbours will begin at an early stage in the purchase of this home. During the time when planning permission is sought, we will make contact with the local community to give them some initial information about the home and its proposed use and give our contact details should they wish to contact us directly. Before the people we support move in, we will offer the opportunity to the local community to visit and to see the home. In this way should local residents wish to make a complaint they will know who to contact and hopefully we can resolve their complaint quickly and informally as they will have our direct contact details. If this was not possible we would share our formal complaints policy and procedure and we would address their complaint using our formal systems and adhere to our time scales set within.

Peterborough and Cambridge County Council have worked in partnership with Alderwood and Achieve Together to source and develop a home in Peterborough as they already have people in need whom they wish to live in this home. We have been looking for a suitable property since September and have viewed 30 properties and this one is able to meet all of our requirements. A commissioner from Peterborough and Cambridgeshire County Council visited the property and is in support of its purchase.

We would offer each person and their circle of support, very individual support dependant on what they enjoy doing with their time and everyday living preferences. All support is from our skilled and knowledgeable teams and is focused on active listening, meaningful engagement and ensuring people lead a full, healthy and active life.

Some adults like to go out of the house every day and staff would support them to be able to go to the shops, have a walk, engage in a sporting activity, or in a meaningful activity such as volunteering. When at home staff may support people with their personal care needs and activities in the home, such as art and craft, listening to music.

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Part of Achieve Together  
Tel: 01604 811838 Fax: 01604 811878  
info@alderwoodlla.co.uk



We support adults to develop independent living skills and staff will work alongside people to develop their cooking, cleaning and personal care skills as well as develop skills and interests in the community, for example to learn how to budget their finances and travel on public transport, if this is part of what they wish to individually achieve. It is envisaged that people will move on from this home to more independent living once they have developed independent living skills.

There will be a staff team on site at all times during the day and night, this will include an onsite manager and support staff.

Achieve Together is one of the UK's leading care providers and we provide support for people with learning disabilities, autism and associated complex needs. Achieve Together was set up in 2018 and was built on of the legacy and experience of two long standing and well respected providers, Care Management Group (CMG) and Regard. Regard and CMG had previously been in operation independently for 25 years and have a wealth of experience across the sector. Our shared ethos has always been to have the people we support and their families at the heart of our organisation and at the centre of everything we do.

Alderwood is part of Achieve Together and has developed local services for the last 20 years since 2000 and has a local office in Northamptonshire. Alderwood has an excellent reputation and has achieved outstanding by the Care Quality Commission for many of their services. They have their own directors, financial support team, staff training team, resources team and maintenance team. This home will be fully supported by Alderwood so will have available a wealth of experience and support from a highly regarded team.



Title Number : CB22303

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 DEC 2021 at 19:22:14 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CB22303
Address of Property	: 4 Debdale, Orton Waterville, Peterborough (PE2 5HS)
Price Stated	: £786,000
Registered Owner(s)	: THE REGARD PARTNERSHIP LIMITED (Co. Regn. No. 03153442) of Ground Floor Q4, The Square, Randalls Way, Leatherhead KT22 7TW.
Lender(s)	: None

## Title number CB22303

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 DEC 2021 at 19:22:14. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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### A: Property Register

This register describes the land and estate comprised in the title.

#### CITY OF PETERBOROUGH

- 1 (02.12.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Debdale, Orton Waterville, Peterborough (PE2 5HS).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 10 September 1971 referred to in the Charges Register.
- 3 The Conveyance dated 10 September 1971 referred to above contains a provision as to light or air.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

#### Title absolute

- 1 (11.05.2021) PROPRIETOR: THE REGARD PARTNERSHIP LIMITED (Co. Regn. No. 03153442) of Ground Floor Q4, The Square, Randalls Way, Leatherhead KT22 7TW.
- 2 (11.05.2021) The price stated to have been paid on 26 April 2021 was £786,000.
- 3 (11.05.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

### C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title dated 10 September 1971 made between (1) W M Alexander Finance Company Limited (2) National Westminster Bank Limited and (3) Robin Edward Pearce and June Patricia Pearce contains restrictive covenants.

*NOTE: Original filed.*

End of register



