

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

12 APRIL 2022 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 – 12 APRIL 2022 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	22/00176/FUL - The Golden Pheasant	Mark Bond Ian Todd	Objector Objector
5.2	21/01943/FUL - Castor Business Centre- Vogel Training Centre Helpston Road Ailsworth	David Shaw Simon Machen/Ben Atkins	Parish Councillor Agent/Applicant
5.3	22/00106/ADV - 2 Alma Road Millfield Peterborough PE1 3AW	Cllr Bashir Simon Machen/Aaron Henderson	Councillor Agent/Applicant

BRIEFING UPDATE

P & EP Committee 12 April 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	22/00176/FUL	The Golden Pheasant 1 Main Road Etton Peterborough, Retention of two marquees

22/00176/FUL

The Golden Pheasant 1 Main Road Etton Peterborough, Retention of two marquees

i) A letter was received from the Applicant on 8 April 2022 following Committee Site Visits. The content of the letter is as follows:

“To whom it may concern,

Having read the substantial report prepared by officers for the planning committee, I would like the following written representation to be considered and read out at the meeting.

The officers have clearly applied excellent due diligence in preparing the report and recommending Approval with conditions. It clearly addresses all planning matters appertaining to the application including local and NPPF considerations.

I thank the officers concerned for their exhaustive efforts in this respect and all of our customers and supporters for their multiple positive representations to the Evening Telegraph and other relevant avenues.

We have no objections to the proposed conditions.

Further we understand and appreciate our responsibilities to abide by these conditions and to conduct the business in a considerate manner to mitigate any concerns our neighbours may have.

For the avoidance of doubt, should the committee decide against the officer’s recommendation, we will be lodging an appeal to the planning inspectorate.

Yours Sincerely
Stuart Johnson”

2.	21/01943/FUL	Castor Business Centre- Vogel Training Centre Helpston Road Ailsworth Peterborough, Demolition of existing building and erection of 4no. dwellings each comprising 4no. bedrooms; erection of garages, parking areas, access, soft landscaping and associated infrastructure.
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i) The City Council’s Tree Officer provided the following revised comments to the proposed development on 4 April 2022:

Objection: “The proposal remains unacceptable as I still consider the site is being overdeveloped at the future detriment of the trees on site, with large dwellings being located too close to the treed boundaries of the site. This is likely to result in unacceptable and inappropriate tree pruning and felling by future property owners/residents, due to shade and anxiety over the proximity and safety of the trees within the boundary in question. Therefore, I recommend the number and sizes of the dwellings on-site are reduced accordingly and moved further away from the trees/boundaries to avoid tree losses and the loss of amenity in the future, as discussed.

I continue to support the Council’s Conservation Officers comments with reference to ‘The proposed development will be in clear contrast to this established linear pattern of development and will appear incongruous when viewed from the east in relation to Ailsworth and its Conservation Area. This perception is not helped by the proposed designs of the four dwellings which have no reference to the prevailing traditional character of the village’ and ‘Any development should appear as a natural extension of the existing village. As such any dwellings should either be linear along Helpston Road or should be appreciated as a farmstead or similar edge of village character”.

The Applicant requested further clarity on the above Tree Officer’s comments. The following is summarised by further comments provided by the Tree Officer on 7 April 2022:

“The aerial images (Aerial 2020 and Aerial 2018; see Appendix) clearly show the issues of the shade from the trees in question with regards to Plot 4, with the sun coming in from the east and south-east in both photographs.

Both photographs were both before recent tree removals took place. Considering the evening sun, in the summertime, coming from the west, south-west, a similar amount of shade will be cast across Plot 1. Obviously, many of the trees adjacent to Plots 1 & 4 are within falling distance of the dwellings on the Plots, as are a number of the trees to the front of the dwelling on Plot 3, which can cause anxiety issues with concerns over the safety of the trees in question”.

ii) The Local Highway Authority have no objections to the development, but provided additional comments in relation to a ‘Construction Management Plan – Traffic Management Plan’ on 4 April 2022. This plan was originally recommended as a planning condition, but the Applicant submitted these details to resolve this matter prior to the application’s determination. The Local Highway Authority objected to this plan, advising:

- The site management plan is deficient in several areas.
- There is no information about measures to segregate vehicles and pedestrians.
- Traffic Management Plan alludes to “vehicles reversing into the site”, no detail of mitigations regarding road safety is given. Reversing a vehicle on a live highway is fraught with risk.

Construction vehicles reversing on a public road and on a live construction site would be considerably more hazardous. The Traffic Management Plan does not make it clear what

safety precautions are proposed to mitigate the risks.

- The construction vehicles must not impede the operation of the public highway and for that they must be able to enter the site immediately on arrival. It is not clear how that is going to be achieved.

- There is no mention of any provision for chassis and wheel cleaning for construction vehicles including contingency measures should these facilities become in-operative.

- There is no scheme proposed for the cleaning of public highways should the need arise.

- There is no indication of the route the construction vehicles will be taking to and from the site.

Officer response: The Applicant did submit revised details on Wednesday 6th April 2022 to overcome the above points, but there has not been sufficient time for the Local Highway Authority to review these details. Therefore, in the event this proposal is approved by Members, this matter shall be applied as a planning condition that will need to be discharged.

3 .	22/00106/ADV	2 Alma Road Millfield Peterborough PE1 3AW, Internally illuminated static digital display screen
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No further comments