

PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE

30 JULY 2024 AT 1:30PM

- 1 Procedure for Speaking
- 2 List of Persons Wishing to Speak
- 3 Briefing Update

# UPDATE REPORT AND 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 (collectively) 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 shall not exceed five minutes, unless the Committee decides 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 objectors (collectively) shall not exceed five minutes, or such period as the Chairman may allow with the consent of the Committee.**

**The total time for speeches in respect of applicants, agents or supporters (collectively) shall not exceed five minutes, or such period as the Chairman may allow with the consent of the Committee.**

**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 30 JULY 2024 AT 1:30 PM**

**LIST OF PERSONS REGISTERED TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
<b>5.1</b>	24/00711/FUL – Land adjacent to 1705 Lincoln Road, Peterborough, PE6 7HH	Cllr Neil Boyce Cllr Peter Hiller  Cllr Bob Randall Cllr Gerry Kirt  Robin Squibb Stuart Clark Jan Clark Andrea Page	Ward Councillor Ward Councillor  Glington Parish Councillor Glington Parish Councillor  Objector Objector Objector Objector
<b>5.2</b>	23/01736/FUL – 2 Welmore Road, Glinton, Peterborough, PE6 7LU	Cllr Gerry Kirt  Mr Lowe-Lauri Sue Lowe-Lauri  John Dadge	Glington Parish Councillor  Objector Objector  Applicant's representative

## BRIEFING UPDATE

**P & EP Committee 30 JULY 2024**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	24/00711/FUL	<b>Land Adjacent To 1705 Lincoln Road Peterborough PE6 7HH</b> , Change of use of land to use as residential caravan site for 4 gypsy/traveller families, each with two caravans including no more than one static caravan/mobile home, including laying of hardstanding, erection of 2 amenity buildings and improvement of existing access

### **1. Correction to Committee Report**

#### Glinton Neighbourhood Plan (GNP)

The Committee Report incorrectly stated that the Glinton Neighbourhood Plan is not a material consideration in consideration of this application. Officers need to clarify that the Glinton Neighbourhood Plan does not form part of the Development Plan for the purposes of this application as the site is located outside of the boundary of the Plan. This is relevant in that legislation sets out that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Whilst the GNP is not part of the development plan it is nonetheless a material consideration, however has limited weight given the location of the site outside of the Parish boundary.

For ease the policies from the GNP are set out below, as well as the policies from the Peterborough Local Plan which align with that policy:

- Policy GNP2: Location of New Development aligns with Policies LP2 and LP26 of the Peterborough Local Plan (2019)
- Policy GNP3: Design broadly aligns with Policy LP16 and LP27 of the Peterborough Local Plan (2019)
- Policy GNP5: The Natural Environment aligns with Policy LP28 of the Peterborough Local Plan (2019)
- Policy GNP6: Car Parking aligns with Policy LP13 of the Peterborough Local Plan (2019)
- Policy GNP8: Drainage and Flood Risk aligns with Policy LP32 of the Peterborough Local Plan (2019)

Whilst the Glinton Neighbourhood Plan has limited weight, Officers are satisfied that in any case, the main relevant policies within the GNP align with the aims, objectives and criteria of the Local Plan Policies under which the planning application has been considered. Taking the GNP into account as a material consideration, albeit with limited weight, the conclusion of the Committee report and the planning balance remains the same. For the avoidance of doubt, a revised Planning Balance section of the Committee report is set out below:

#### **i) Planning balance**

Under Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Act 2004, planning applications must be determined in accordance with the development plan unless there are material considerations that indicate otherwise. As identified within the Principle section above, there is a need for gypsy and traveller accommodation within the Peterborough area and the proposal also meets the Government's aim to promote more private traveller sites. These benefits are material considerations that attract significant weight and whilst concerns relating to design and character impact are noted within section b of this Committee Report it is Officers' recommendation that on balance, the benefits of the scheme outweigh the conflict with LP16 and LP27 of the Peterborough Local Plan which forms part of the development plan as well as Policy GNP3 of the Glinton Neighbourhood Plan which does not form part of the development plan but is given limited weight in the planning balance.

Therefore, Officers recommend that the proposal is approved subject to appropriate conditions

securing the number of pitches and caravans, soft landscaping scheme, noise attenuation scheme, compliance with BS3632:2015, Habitat Management and Maintenance Plan, detailed revised access scheme, and parking and turning provision on site.

**2. Werrington Neighbourhood Council (WNC)**

The Committee Report noted that no comments had been received by WNC, however, since the publication of the Committee Report the Chair of WNC has contacted the Council to advise that the email address used for planning consultations since 2018 is no longer used, which meant that they were not aware of the planning application. The email contact has been updated. The WNC wanted to state the following:

*“With regard to Planning committee 30.07.2024 - 24/00711/FUL Land Adjacent to 1705 Lincoln Road, we did not receive the consultation letter and this development falls outside of the area for which we are an official planning consultee. We would therefore request that the reference to us is removed as it currently looks like we did not respond and could imply we have taken a stance on this proposal, which is not the case”*

The site is located outside of the Neighbourhood Designated Areas of Werrington and Ginton which are the two closest areas to the site. The Neighbourhood Designated Area defines the extent of a certain area which will be covered by the Neighbourhood Plan. As mentioned in Section 1 above the site is located outside of the Ginton Neighbourhood Plan area (GNP) and the GNP is given limited weight, Werrington is currently in the process of producing a Neighbourhood Plan but there is a significant distance from the boundary of the Werrington Neighbourhood Designated Area and the application site.

**3. Availability of Gypsy and Traveller Pitches on Council Owned sites**

The Council operates two Gypsy and Traveller Sites located on Oxney Road and in Paston, and Officers have received confirmation that there are no additional available residential pitches on both sites.

**4. Neighbour representation**

An additional objection was received after the publication of the Committee Report which is summarised below:

- Contrary to Ginton Neighbourhood Plan, Peterborough Local Plan and NPPF in relation to principle, amenity, Green Wedge, wildlife, ecology, design and character impact.
- Also, unacceptable impact on character and appearance of the open aspect countryside contrary to Criterion e of Policy LP10 of the Peterborough Local Plan.
- Furthermore, there is already a static traveller’s site situated on Milking Nook, Peterborough, PE6 7PL. Surely that could be extended if necessary.

All issues raised have been covered already in the main report

2.	23/01736/FUL	<b>2 Welmore Road Ginton Peterborough PE6 7LU,</b> Demolition of existing house and reconstruction of front elevation, to match existing, with rear extension, detached garage and associated external works.
----	--------------	--

No Further Comments

This page is intentionally left blank