

PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE

10 DECEMBER 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.**

**LIST OF PERSONS REGISTERED TO SPEAK**

<b>Agenda Item</b>	<b>Application</b>	<b>Name</b>	<b>Ward Councillor / Parish Councillor / Objector / Applicant</b>
5.1	Confirmation of 24/00005/TPO - 8 The Leys Longthorpe Peterborough	Michael King	Objector
5.2	24/00897/FUL - Toll Bar House Shrewesbury Avenue Woodston Peterborough	Cllr Jonathan Orchard Cllr Heather Skibsted Steve Carpenter	Parish Councillor Ward Councillor Objector

## BRIEFING UPDATE

### Planning & Environmental Protection Committee 10 DECEMBER 2024

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	24/00005/TPO	<b>8 The Leys, Longthorpe, Peterborough</b> Confirmation of Tree Preservation Order 24/00005/TPO

No Further Comments

2.	24/00897/FUL	<b>Toll Bar House, Shrewsbury Avenue, Woodston, Peterborough</b> Two 3no bedroom dwellings with parking area
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Schedule of conditions revised due to numbering error (conditions remain the same)

- 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 approved plans:

- Location and Site Plan (Drawing Number: PL01A).
- Proposed Elevations and Floor Plans (Drawing Number: PL02A).

Reason: For the sake of clarity.

- C 3 No development above slab level shall take place unless and until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019). This is a precommencement condition as the materials to be used must be known before any works take place to ensure no detriment to the appearance of the site.

- C 4 No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a full and detailed Arboricultural Impact Assessment (AIA), including an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved AIA, AMS and TPP. Such shall include full detail of the following:

- Implementation, supervision and monitoring of the approved Tree Protection Scheme
- Implementation, supervision and monitoring of the approved Treework Specification
- Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme.
- Timing and phasing of Arboricultural works in relation to the approved development.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the approved construction specification must be in place and adequate prior to development commencing to ensure the trees are protected.

C 5 Prior to the occupation of the development a scheme for soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

- Proposed finished ground and building slab levels
- Planting plans including retained trees, species, numbers, size and density of planting
- An implementation programme (phased developments only)
- Proposed planting plans including trees, species, numbers, size and density
- Position, type and recommended number of any biodiversity enhancements

The soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Development shall be carried out in accordance with the submitted details. Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of visual amenity of the area and the enhancement of biodiversity, in accordance with Policies LP16, LP28 and LP29 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework (2023).

C 6 No development other than groundworks and foundations shall take place unless a scheme for biodiversity enhancements detailing the installation of 3 bird boxes and 3 bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the position, type and number of enhancements proposed. All enhancements shall be installed using accepted best practice and retained thereafter.

Reason: In the interests of visual amenity of the area and the enhancement of biodiversity, in accordance with Policies LP16, LP28 and LP29 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework (2023).

C 7 No development shall take place until the applicant, or their agents or successors in title, have secured Archaeological Monitoring and Recording to be undertaken by an archaeologist approved by the Local Planning Authority in order that groundwork operations may be observed and recorded. The Archaeological Monitoring and Recording shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy LP19 of the Peterborough Local Plan and Chapter 16 of the National Planning Policy Framework (2023).

C 8 Prior to the commencement of development, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, must be submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:

- Minimise the areas of hardstanding and if hard surfaces are necessary, incorporate permeable paving.
- Sufficient storage should be provided to ensure no internal flooding as a result of the development during all storm events up to and including the 1 in 30 year storm event and no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- A 10% allowance for urban creep should be included within the storage calculations.
- Engineering drawings should be provided detailing the SuDS components used within the drainage system.
- Exceedance flows should be considered to ensure potential off-site flooding is managed

Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with Policy LP32 of the Peterborough Local Plan 2019 and Chapter 14 of the National Planning Policy Framework (2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.

C 9 Prior to first occupation a maintenance plan detailing the maintenance arrangements for the surface water drainage shall be submitted and agreed in writing with the Local Planning Authority. The plan shall include who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk, in accordance with Policy LP32 of the Peterborough Local Plan 2019 and Chapter 14 of the National Planning Policy Framework (2023).

C 10 Prior to the first occupation of the development hereby approved, the car parking spaces, cycle stores, driveway and bin stores shall be finished and made available for use as shown on drawing number 'PL01A' and shall be kept for those uses as shown on drawing number 'PL01A' for perpetuity.

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

C 11 Details of any proposed lighting of the access drive shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To avoid glare/dazzle which could lead to danger to highway users, in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).

C12 Prior to the first occupation of the development hereby permitted, details of all boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatments shall include small mammal holes. Development shall be implemented in accordance with the agreed details.

Reason: In the interest of future occupier amenity and ecology in accordance with Policies LP17 and LP28 of the Peterborough Local Plan (2019).

C13 The development hereby permitted shall not be occupied unless and until obscure glazing is fitted to the first-floor windows in the northern (rear) elevation in full and strict accordance with the following specification:

(i) Any window serving a bathroom must be fitted with obscure glazing to a minimum of Pilkington Level 3 and no other form of glazing.

(ii) Any window serving a bedroom must be fitted with obscure glazing to a minimum of Pilkington Level 3 to a height of not less than 1.5m above internal finished floor level.

(iii) Any opening windows must be fitted with restricted opening mechanisms, details of which must be submitted to and approved in writing by the Local Planning Authority prior to any development occurring above slab level.

Once implemented the obscure glazing to the northern elevation and the approved restricted opening mechanisms must be retained in strict accordance with the approved details in perpetuity.

Reason: In order to protect the amenities of neighbouring occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

C14 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 189 of the National Planning Policy Framework (2023).

C15 Notwithstanding the provisions of Part 1 Classes A, B and C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the first floor rear elevation (north-western) of the permitted development other than those expressly authorised by any future planning permission.

Reason: In order protect the amenity of the adjoining occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

3.	<b>Appeals Quarterly Report</b>
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No Further Comments

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