

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 23 FEBRUARY 2010 AT 1.30PM

Items Attached

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**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 to address the meeting and ask questions, if any, with Officers responding.
3. Chairman to invite Parish Council, Town Council or Neighbourhood representatives to present their case.
4. Members' questions to Parish Council, Town Council or Neighbourhood representatives.
5. Chairman to invite objector(s) to present their case.
6. Members' questions to objectors.
7. Chairman to invite applicants, agent or any supporters to present their case.
8. Members' questions to applicants, agent or any supporters.
9. Officers to comment, if necessary, on any matters raised during stages 2 to 8 above.
10. Members to debate application and seek advice from Officers where appropriate.
11. Members to reach decision.

**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. Parish Council, Town Council or Neighbourhood representatives.
2. Objectors
3. Applicant or agent or supporters.



**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 23 FEBRUARY 2010 AT 1.30PM**  
**LIST OF PERSONS WISHING TO SPEAK**

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent /Supporters/Parish Council/Town Council/Neighbourhood Representatives
5.1	9	08/01632/OUT – 19 OLD LEICESTER ROAD, WANSFORD, PETERBOROUGH	Councillor Fred Aspin	Wansford Parish Councillor
5.3	31	09/01186/R3FUL – WESTWOOD GRANGE, MAYORS WALK, PETERBOROUGH	Mr Reg Tomblin  Mr John Dadge (Barker Storey Matthews) and Mr Andrew Nash (Scott Wilson Kirkpatrick)	Objector  Planning Consultant  Acoustic Consultant
5.4	43	09/01358/FUL – SOUTH VIEW ROAD AND LINCOLN ROAD, PETERBOROUGH	Mr Asif Shaheed  Mrs Nick Warboys (Longhurst And Havelock Homes) and Mr Paul Bywater (Larkfleet Homes)	Objector  Applicant  Agent



## BRIEFING UPDATE

**P & EP Committee 23 February 2010**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	08/01632/OUT	<b>Land Adjacent To 19 Old Leicester Road Wansford Peterborough</b> , Erection of two 5 bed dwellings

No Further Comments

2 .	09/01162/FUL	<b>13 St Pauls Road New England Peterborough PE1 3DN</b> , Construction of a 2 bed 2 storey dwelling
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No Further Comments

3 .	09/01186/R3FUL	<b>Westwood Grange Mayors Walk West Town Peterborough</b> , Floodlit all weather sports pitch, improved local play area and car parking
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The following non-technical summary has been received in relation to the noise impact assessment subsequent to dispatch of the committee report:

'The potential impact of noise due to a proposed All Weather Pitch (AWP) at The Grange has been assessed at the nearest residential properties on Thorpe Park Road, approximately 40m away. Existing noise levels of 47.2 dB LAeq were measured at the Thorpe Park Road properties without football activities between 20:00-22:00.

A noise level of 47.5 dB LAeq was measured due to football activities on a comparable AWP. If the noise from this comparable AWP occurred at the proposed facility at The Grange, noise levels at the nearest residential properties between 20:00-22:00 are predicted to change from 47.2 dB LAeq to 50.4 dB LAeq; an increase of 3.2 dB.

A change in noise level of 3 dB, is generally regarded as 'not significant'. This report has concluded that this is not a significant increase in noise levels and it is not considered that noise mitigation measures are required.

A good neighbour policy requesting players not to purposefully kick balls against the perimeter fence has been recommended to eliminate unnecessary noise.

Should the Council/Committee Member consider that noise mitigation be provided, a 2m close boarded fence on the boundary between The Grange and the gardens of the nearest residences on Thorpe Park Road has been outlined which would afford the nearest residences up to 5 dB attenuation of football noise. It is understood that the acoustic fence could be erected if, following a period of operation of the AWP, Thorpe Park Road residents considered the fence to be desirable.'

In addition, the applicant has not been able to locate any examples within the city area of acoustic barriers which have been erected at all-weather pitch installations that are located within residential areas.

4 .	09/01358/FUL	<b>Land To The Rear Of 1 - 43 South View Road And To The Rear Of 997 - 1013 Lincoln Road Peterborough</b> , Construction of 16 x 2 bed house, 6 x 3 bed houses and 18 x 2 bed flats in 2 blocks, with associated infrastructure
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The following information has been received subsequent to dispatch of committee report:

- Revised site plan (ref. 188-PL02 Rev G) – showing minor amendments to the road layout to enable internal highway to be to adoptable standard (being vetted by Highways at present and a verbal update will be given at the meeting)
- Tracking plan (ref NTC/068/SK120 Rev P1) – shows that a fire tender (or refuse vehicle) can comfortably access/exit and turn within the site curtilage which is acceptable.
- Revisions to the front elevation to plots 4-6 (ref. H5-PL01 Rev A) – The doors have been replaced with windows with the lower part of the window being obscured glazed with clear glazing above. The Juliet balcony is retained as a feature only. This has reduced the scale of the window and removed the opportunity for anyone to stand at the open doorway to the Juliet balcony thereby precluding the opportunity for overlooking to properties at 1-5 South View Road.
- Details of tree protection measures for TPO trees (Group B) which lie outside the site boundary to the north-west. The Landscape Officer has been consulted and raises no objections. Tree protection measures for all other trees outside the site (Group A) and the retained tree within the site shall be secure by condition.

One additional letter advising that the development is supported in principle however, is concerned about boundary treatment currently formed by the garages to the rear of 15 South View Road.





## WANSFORD PARISH COUNCIL

[www.wansfordvillage.co.uk](http://www.wansfordvillage.co.uk)

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Peterborough City Council  
Environmental Services  
Bridge House  
Town Bridge  
Peterborough  
PE1 1HB

4<sup>th</sup> June 2009

Dear Sirs

**Your Ref: 08/01632/OUT**

**Erection of two 5 bed dwellings at Land adjacent to 19 Old Leicester Road,  
Wansford, Peterborough**

The above application was discussed at Parish Council Meeting on 1<sup>st</sup> June. This meeting was attended by all the councillors and 15 members of the public.

As with the previous planning application for this site, the Parish Council supports the principle of the redevelopment of the site as it will yield considerably increased safety for the gas installation.

With regard to the application itself, the Council was disappointed that the details shown were for such a mundane development. Being protected on two sides by the SSSI, the site has stunning potential and the Council would welcome the opportunity to discuss options with the developer.

In the past, there have been considerable difficulties in the village with developments which have started with outline applications. Most of these difficulties have related to the size, height and location of the buildings. A good example was the similar development on the east side of Old North Road, Wansford at the junction with Swanhill. In this case PCC and the developer were both involved in considerable costs at the detailed application stage because the right terms were not set at outline approval stage.

The site for this application is at the entrance to Wansford on the Old Leicester Road and it is therefore very significant in the overall look and feel of that part of the village. In particular, it is important that the new houses do not crowd into the road or stand too high above it. The neighbouring houses at 19 and 19a Old Leicester Road are



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virtually invisible from the road and the house opposite is set well back, giving a spacious feel to the area. It is also important that the houses should be in keeping with the style of this part of the village, particularly with respect to the materials used.

In this case we would seek to restrict the location and height of the development to those shown on the drawings which form part of this application. We have therefore used the set back from the road as in the application and we have taken a height of 9.5m from ground level to ridge level assuming that the ground level at the houses is the same as the level of the slab on which the existing gas tanks sit (understood to be +27m ODN). This gives the +36.5m ODN level shown below.

With the long straight road approaching the village from this direction and the proximity of the speed limit sign, there is an issue with excessive vehicle speeds at this location. Wansford Parish Council consider that as part of this consent there should be a requirement for the developer to put in traffic calming measures at the speed restriction sign, much reducing the chance of accidents at the access to the new properties. This was raised as part of the earlier application for the site and we understood that the owners saw no problem with it. We would envisage the traffic calming taking the form of a "gateway" formed by wooden fences and road markings. This type of traffic calming has been used in several villages in the area.

If the PCC planning team are mindful to approve this outline application, we would ask that the following conditions are applied to the consent: -

1. That no part of the buildings higher than a single storey is within 20m of the edge of Old Leicester Road
2. That the ridge level of the buildings does not exceed +36.5m ODN.
3. That the trees bordering Old Leicester Road are made the subject of a tree preservation order to ensure that they are retained
4. That before the houses are occupied, the developer should install traffic calming measures at the point where traffic enters the village speed restriction area.

If the PCC planning team are mindful to grant outline planning consent without ALL of these conditions, Wansford Parish Council ask that the planning team consult directly about the conditions to be set. This would best take the form of a three way meeting with PCC, WPC and the developer. If all of the above conditions are not



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included and we are not able to reach agreement on alternative conditions Wansford Parish Council requires that the application is referred to the Planning Committee.

Yours faithfully

Wendy Gray  
Parish Clerk



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Peterborough City Council  
Environmental Services  
Bridge House  
Town Bridge  
Peterborough  
PE1 1HB

4<sup>th</sup> June 2009

Dear Sirs

**Your Ref: 08/01633/FUL**

**Resiting of gas storage compound at Land adjacent to 19 Old Leicester Road,  
Wansford, Peterborough**

The above application was discussed at Parish Council Meeting on 1<sup>st</sup> June.

I write on behalf of the Parish Council to confirm that we support the re siting of the gas storage tanks as outlined in the full planning application.

Yours faithfully

Wendy Gray  
Parish Clerk

Distance from the 30 mph sign; 30 meters.



- The car in the drive can be seen by the driver of the car driving South on Old Leicester road, but only if he is paying attention to it as well as slowing for the 30 mph speed limit.
- The driver in the driveway can't see him until he has gone past the sign.

Drivers view from the driveway of land adjacent to 19 Old Leicester road.



- No view at all unless the driver drives into the middle of the road.
- The hedge would have to be cut back to give any sort of view.

Oncoming car drivers view from the right.



- This is the view from the driveway of 19 Old Leicester road, halfway round the bend for a driver coming out of Wansford and is 30 meters from the driveway of the proposed building plot.



- This is from only 10 meters further back; you can see the derstriction sign.

Traffic calming at Entrance to Fotheringhay and Nassington.





View to the right, from the driveway of land adjacent to 19 Old Leicester road.



View to the left, from the drive of land adjacent to 19 Old Leicester road.



Distance to the 30 mph/derstriction sign; 30 meters.

- No view of oncoming traffic until the nose of the car is halfway over the road.
- The hedging would have to be severely cut back and an element of traffic calming would have to be installed in order to make this a safe entrance and exit.

## **09/01358/FUL – SOUTH VIEW ROAD AND LINCOLN ROAD**

Development on this site has been discussed in various forms for over four years and has produced divisions of opinion among residents. Some support the development, whereas others have raised a number of objections.

The development proposed offers much needed social housing for the area and the dwellings look to be of a high standard, with some innovative features including first floor terraces and renewable energy generation on site. The new rear access road will be welcomed by some residents.

However, some residents have raised concerns about possible overlooking of their properties and in particular the resident at no3 Southview Road. The fact that the living accommodation of the proposed dwellings is on the first floor and that they will have open air terraces at this level reinforces these concerns. The removal of trees adjacent to the property at no3 Southview Road increases these concerns and the planting of new trees may take several years to provide adequate screening to protect residential amenity.

The volume of traffic likely to be entering and exiting onto Southview Road from the 44 new properties gives me cause for concern, given that this is already a busy street with on street parking on both sides of the road. The report states that there will be no more extra traffic than when part of the site had an industrial use but my understanding is that in those days one of the exits was onto Lincoln Road. Giving rear access to some properties may bring some temporary relief from congestion in Southview Road but it is likely that any parking spaces vacated will quickly be taken up during the day, if not by other residents then by people working at or visiting the businesses in nearby Lincoln Road.

Loss of garden land is likely to lead to significant loss of biodiversity in the area, as highlighted in one of the objections and the report admits that a number of mature trees will be felled. Although garden land is technically brownfield, this is felt by many to be an anomaly in the planning system and both the Conservatives and Lib Dems have said they intend to change this aspect of planning legislation if they win power after the election. Against that, it has to be noted that some residents have agreed to sell parts of their gardens to the developer.

Finally, there is the issue of open space on the development site. The report admits that the onsite open space provided by the developer is inadequate to meet policy standards and that ordinarily a financial contribution towards offsite open space would be required. It is stated that this has been waived because it is a social housing development. I find this argument hard to understand, as it assumes that residents in social housing have less of a need of open space than other residents, an assertion for which there is no evidence whatsoever. In fact this area has an acute shortage of green open space, the nearest being Mountsteven Avenue recreation ground which is almost half a mile away. Have the Homes and Communities Agency, which is funding the development, been made aware that the Council is proposing to compromise its own open space standards in order to enable the development to go ahead and what is their view of how this fits with Government policy on ensuring that residents have adequate access to open space for a variety of health and other reasons?

I hope the committee will find these comments helpful.

Nick Sandford  
Walton Ward Councillor