

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 12 JANUARY 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 – 12 JANUARY 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	11	09/00996/FUL – COMPASS SOFA, 1 MIDGATE, PETERBOROUGH	Mr David Shaw	Agent
5.2	17	09/01202/DISCHG – THOMAS WALKER MEDICAL CENTRE, 87-89 PRINCES STREET, PETERBOROUGH	Mr Duncan Beard and Mr Roger Thompson Mrs Valenzuela	Agent and Client Objector

BRIEFING UPDATE

P & EP Committee 12 January 2010

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	09/00996/FUL	Compass Sofa 1 Midgate Peterborough PE1 1TN , Change of use from A1 to A3 and A5 (restaurant with take-a-way)

Further consultation responses

Councillor Seaton has submitted further comments (8 January 2010) with regards to the application as he is unable to attend Committee in person. These are detailed below along with Officers' response.

- This area already has a wide number of cafes and take-a-ways. I believe the Committee needs to review whether another is appropriate particularly in the location proposed.

Policy CC2 of the Peterborough Local Plan (First Replacement) makes provision with regards to A3 uses (restaurants) and permits development if they would contribute to the quality of the City Centre and improve the overall offer. It is acknowledged that there are a number of cafes and take-a-ways within the City Centre however these do not predominate and it is considered that the proposal will significantly improve the quality and appearance of this prominent unit.

- This is a key thoroughfare and I believe it is important that the frontage is in keeping with the area. We already have a number of poor frontages in Bridge St / Long Causeway that detract from how our City is presented to visitors.

Any alteration to the frontage of the unit would require the submission of a further planning application and advertisement consent. This element is not covered by this application. It is considered that the indicative proposed frontage would greatly improve the appearance of the unit and contribute towards uplifting the visual amenity of the immediately surrounding area.

- I am not sure whether the Committee has the powers but I believe we also need to be sure that appropriate funding is in place to deliver the proposals – particularly in the current financial climate. Semi-complete premises would again detract from the look of the area.

This is not a planning consideration.

Further Information

Since the committee report was drafted:

- the applicant has submitted an indicative visual with regards to the flue, extraction and ventilation.

Officers consider that a flue can be accommodated within the site without any detrimental impact upon the amenity of surrounding occupiers or the character of the Conservation Area. Notwithstanding the above, a condition is required to ensure that technical specification meets the required standards.

- the applicant advises that the proportion of hot food takeaway may be about 10%

Officers consider this to be acceptable

2.	09/01202/DISCHG	Thomas Walker Medical Centre 87 - 89 Princes Street Peterborough PE1 2QP , Discharge of condition C1 of planning permission 09/00896/FUL Retrospective external lighting scheme
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No Further Comments