

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

Tuesday 1<sup>st</sup> September 2009 at 1.30pm

	<b>Page No:</b>
1 Procedure for Speaking	1
2. List of Persons Wishing to Speak	3
3 Briefing Update	5

**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 or Neighbourhood representatives to present their case.
4. Members' questions to Parish 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 or Neighbourhood representatives.
2. Objectors
3. Applicant or agent or supporters.



**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 1 September 2009 at 1.30 p.m**  
**LIST OF PERSONS WISHING TO SPEAK**

<b>Agenda Item No.</b>	<b>Page No</b>	<b>Application</b>	<b>Name</b>	<b>Objector/Applicant/Agent /Supporters/Parish Council/Town Council/Neighbourhood Representatives</b>
5.1	7	Land to the west of Uffington Road, Barnack, Stamford	June Woollard Phillip Leggett and Consultant Ecologist	Parish Council Applicant/Agent
5.2	23	Norwood Primary School, Gunthorpe Road, Gunthorpe	Mr Streeter Cllr Fower	Objector Ward Councillor
5.3	29	Great Northern Railway Hotel, Station Road, Peterborough	No speakers registered	
5.4	35	Tower House, 333 Thorpe Road, Peterborough	No speakers registered	
5.5	39	Huntly Lodge, The Village, Orton Longueville, Peterborough	No speakers registered	

Item 6 is not subject to the Public Speaking Scheme and no requests have been received to speak on this item.



## BRIEFING UPDATE

**P & EP Committee 1 September 2009**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	09/00464/REM	<b>Land To The West Off Uffington Road Barnack Stamford,</b> Residential development consisting of 41 dwellings with associated roads and sewers

### Additional comments received following despatch of report

- 1 letter of objection from local resident – all plots should have chimneys, windows on all elevations should be consistent, mature trees should be planted in conservation strip and houses on north and western boundaries should be stone faced.
- National Grid has provided development guidelines which do not affect the development.
- Natural England is disappointed with developer's lack of commitment to further biodiversity provision the applicant should be required to re-consider their mitigation proposals in respect of reptiles and other wildlife on site. The information provided in response to concerns about potential recreational impacts at Barnack Hills and Holes SSSI, SAC and NNR also lacks proper consideration of the developer's responsibility towards biodiversity and green infrastructure.
- Highways have provided clarification that the access road is to be a shared surface and would be considered for adoption by the Local Highway Authority (LHA) if the appropriate amendments are carried out in accordance with the most recent LHA comments, and the roads are constructed to accord with Peterborough City Council's current specification
- Parish Council Comments: Too many 5 bed houses; there should be a maximum of 6. Louver windows facing on to the road should be replaced by dormer windows. The gardens are too small for huge properties. The village requires three bedroom houses. At the current time requests are being made for three bedroomed houses for outright purchase by residents living in the village and there is a dearth of three bedroomed houses for full purchase. From experience Barnack has found that families moving into larger properties commute adding little to the life of the village. Numbers 20 and 21 have too many windows on the western side. They over dominate the rear elevation of the house. The louvre windows on the western side will be seen from the B1443 on the entrance to Barnack. They should be replaced by dormer windows. Number 32 is also over dominated by windows on the front and rear elevations. Windows to front and rear should match. Welcomes the attempts made to give variety to the street scene of houses facing on to the Uffington Road by the use of porches and bay windows and welcome that further variation in ridge/eave height is sought. The gates to the entrances of the car parking spacing on numbers 33,34, 35 and 36 on the Uffington Road frontage should be omitted. Chimneys should be provided on all plots as stated in village design statement. To ignore its directions once would be to create a precedent, so that in future developers could choose to ignore it whenever it suited them. Barnack Parish Council fully support the use of Bradstone Conservation slates, but these should also be used for numbers 28 and 29 as they will be visible on entry to the village and welcome that only two types of roofing materials are to be used for the houses. All the houses on the eastern and northern perimeters should have Bradstone Conservation slates to give the effect of Collyweston slates and all other house roofs should be a dark brown smooth pantile or slate that will weather to meld into the landscape. Red pantile not suitable. Suggest road surface of tarmac and granite chippings with raised brick strips to control speed. do not agree with the highways department assessment of the traffic use for Uffington Road. Traffic calming on Uffington Road will be essential to counteract the problems caused by the extra traffic and the 30 m.p.h. signs will need to moved further away from the village to help to ensure some safety for residents. The Council supports a double hedge with native trees grown within it, thus eventually becoming a wide double depth hedge, with a requirement in the deeds of each property for the residents to cut their side with the top and field side to be maintained by machinery with access from the field. It is appreciated that there will need to be some on

going discussions to resolve the wider issues. Pleased to see the planting of shrubs and hedging in front of the properties on the internal roads within the development but would request more trees. The council are pleased to hear that discussions will continue to provide adequate space for the hibernacula area. Plots 30,31 and 32 will be exposed to the road and should have continuous hedge. Garage doors should have more variety in window design.

#### Update on Ecological Issues

Since the dispatch of the Committee Report a meeting has been held with David Wilson Homes, the Planning Officer, Wildlife Officer and representatives from FPCR (Ecological Consultants). The meeting concluded that the most appropriate option would be to translocate the Common Lizard found on the site to a suitable receptor site. The developer proposes to implement the translocation option and an Ecological Mitigation Strategy has been provided in support of the application. A condition shall be appended to any grant of consent to ensure the delivery of this strategy as follows:

#### Additional condition

**No development shall take place until a further detailed report to supplement the submitted Reptile Mitigation Strategy dated August 2009 has been submitted to and approved in writing by the Local Planning Authority. This further report shall detail the size and location of the receptor site and the preliminary and subsequent management plan for the receptor site. Any reptiles found on the development site shall be translocated in complete accordance with these approved reports.**

Reason: In order to safeguard against harm to protected species known to be present within the site, in accordance with PPS9 and policy LNE19 of the Adopted Peterborough Local Plan (First Replacement)

#### Additional condition

**Notwithstanding the details hereby approved the height of the hedge/landscape buffer to the northern and western boundaries shall be retained at a height no less than 1.5m and no greater than 2m.**

Reason: In order to protect the character of the open countryside and in accordance with policies DA2 and LNE6 of the Adopted Peterborough Local Plan (First Replacement).

#### Additional condition

**Notwithstanding the submitted landscape proposals (dwg.no. 00219 Rev F) a scheme showing full details of landscape proposals shall be submitted to and approved by the local planning authority prior to commencement of development.**

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

#### Additional condition

**The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.**

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

#### Additional condition

**Details of the style and finish to all garage doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details. The garage doors on properties facing Uffington Road shall to be side hung, vertically planked timber and stained (colour to be agreed).**

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

Replacement condition 8

**Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re enacting that Order with or without modification), no windows (including rooflights) shall be inserted into other than those expressly authorised by this permission.**

Reason: In order protect the amenity of the adjoining occupiers or the visual amenity of the area, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

Replacement condition 9

**Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re enacting that Order with or without modification), no fences, gates or walls shall be erected: on the north western boundary of the curtilages of plots 26 to 30 inclusive; on the south western boundary of the curtilages of plots 11 to 25 inclusive; and on the south eastern boundary of the curtilages of plots 9 to 11.**

Reason: In order to protect and safeguard the amenity of the area and character of the open countryside, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

Additional condition

**Notwithstanding the details hereby approved; plots 6-8 inc, 11-13 inc and 15-19 inc are to be built to Lifetime Homes standards.**

Reason: In order to meet the lifetime needs and in accordance with policy H23 of the Adopted Peterborough Local Plan (First Replacement)

Informative:

Note pursuant to condition ? the landscaping details shall include:

The plan to show detail of hedgerow species protection ie spirals

An additional replacement tree to the Uffington Road frontage

The highway verge between the site boundary and back edge of footway to plots 1-4 should be lawned/grassed as to appear to be the front gardens to plots 1, 2 and 3. The pathways within the plots and their continuation on to the highway to be of uniform appearance. A demarcation across each footway to denote the highway boundary

Footpath to the front of the plots 3 and 4 to be straightened to create better pedestrian desire line

The hedging to plot 2 removed

Tree to front of plot 37 to be relocated as too close to highway boundary

2 .	09/00629/FUL	<b>Norwood Primary School Gunthorpe Road Gunthorpe Peterborough</b> , Provision of 2m high Betafence green powder coated Securifor 2D fence and matching gates to playing field
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No Further Comments



3 .	09/00708/FUL	<b>Great Northern Railway Hotel Station Road Peterborough PE1 1QL</b> , Construction of car park associated with Hotel
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No Further Comments

4 .	09/00762/FUL	<b>Tower House 333 Thorpe Road Peterborough PE3 6LU</b> , Formation of dormer windows in billiard block
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No Further Comments

5 .	09/00789/WCPP	<b>Huntly Lodge The Village Orton Longueville Peterborough</b> , Removal of Condition 8 (Ridge height) of Planning Permission Ref. 03/01174/R4OUT to remove ridge height restriction on plots 1-5
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A representation has been received on behalf of the Orton Hall Hotel. Concerns have been raised regarding the view from the south facing rooms of the hotel and how this might be affected by steeper roofs and possible taller buildings. The representation requests that a Condition is imposed preventing any rooflights or dormers facing the hotel property.

Officers have given these comments due consideration and identified two planning issues: overlooking, and impact on the character of the area.

Overlooking of the hotel is not a concern as there is a separation distance of 60m between the closest points of the garden wall and the hotel building, and the area between is heavily wooded.

Character of the area in terms of height of the buildings is mainly controlled by the Condition suggested in the Committee Report, restricting the height of the dwellings to 8.5m. It is however considered that the introduction of dormers would over-complicate the appearance of the development and that a condition disallowing dormers should be imposed.

As there are no overlooking concerns rooflights need not be prohibited. There is no objection in principle to dwellings being built with accommodation in the roofspace, provided that the visual impact of this is controlled. Suitable rooflight designs can be agreed as each dwelling comes forward for permission.

Therefore the following Condition is also suggested:

**C2                                    There shall be no dormers in the roofs of the dwellings permitted under 03/01174/OUT.**

Reason: To protect the character of a building listed as being of architectural or historic importance and the character of the area in accordance with Saved Policies DA2 and CBE7 of the Peterborough Local Plan 2005 (First Replacement).