

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

Tuesday 16 December 2008 at 1.30pm

Items Attached

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**UPDATE REPORT &
ADDITIONAL INFORMATION**

BRIEFING UPDATE

P & EP Committee 16 December 2008

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
01.	07/01769/R4OUT	Northern Part Of The Former Hereward Community College Reeves Way Eastfield , Residential development comprising up to 230 units with associated access road, car parking, amenity space and landscaping

Further to despatch of the Committee Report the following consultee comments have been received:

Sport England:- Pleased to see that contributions are being made to sports facilities in the neighbourhood as a result of these proposals.

Sport England's statutory remit is to protect playing fields from development and in terms of satisfying our playing fields policy, it has to be acknowledged that the proposals will result in a net loss of playing field provision in this part of Peterborough, without fully satisfying the exception criteria outlined in our playing fields policy. Therefore Sport England OBJECT to these applications for these reasons.

If Peterborough City Council are minded to approve these applications we would wish to see the on-site and off-site benefits to sport as outlined, secured through the planning process.

Please note that in this instance the provisions of the Town and Country Planning (Playing Fields) (England) Direction 1998 apply. The application must be referred to the Secretary of State, via the Government Office for the East of England, if the local authority is minded to approve the application contrary to the above recommendation from Sport England.

Anglian Water:- The interim report is broadly in line with Anglian Water's requirements and recommendations. In respect of foul water drainage, Option A is the preferred solution, due to the considerable long term environmental benefits. Further investigations need to take place with regards to surface water disposal however we are comfortable with both Option A and B.

Historic Environment Officer (Archaeology): - No additional comment on the layout. In respect of the interim drainage strategy report, any new outfalls into Car Dyke must be minimised. The preferred Option for foul water is Option A, as Option B would not be acceptable in terms of its archaeological impacts.

Proposed amendment to Section 9 'Recommendation', part a)

Delete 'a scheme of mitigation measures to compensate for the loss of playing field being agreed with Sport England.'

Replace with 'Subject to the application not being called in by the Secretary of State under the Town and Country Planning (Playing Fields) (England) Direction 1998.'

02.	07/01807/FUL	South Part Of Former Hereward Community College Reeves Way Eastfield , Construction of retirement complex comprising 260 apartments with associated communal facilities, car parking, amenity space, landscaping and access
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Further to despatch of the Committee Report the following consultee comments have been received:

Sport England:- Pleased to see that contributions are being made to sports facilities in the neighbourhood as a result of these proposals. The on-site facilities that would be provided as part of the retirement village application are welcomed particularly as these will benefit the wider community.

Sport England's statutory remit is to protect playing fields from development and in terms of satisfying our playing fields policy, it has to be acknowledged that the proposals will result in a net loss of playing field provision in this part of Peterborough, without fully satisfying the exception criteria outlined in our playing fields policy. Therefore Sport England OBJECT to these applications for these reasons.

If Peterborough City Council is minded to approve these applications we would wish to see the on-site and off-site benefits to sport as outlined, secured through the planning process.

Please note that in this instance the provisions of the Town and Country Planning (Playing Fields) (England) Direction 1998 apply. The application must be referred to the Secretary of State, via the Government Office for the East of England, if the local authority is minded to approve the application contrary to the above recommendation from Sport England.

Anglian Water:- The interim report is broadly in line with Anglian Water's requirements and recommendations. In respect of foul water drainage, Option A is the preferred solution, due to the considerable long term environmental benefits. Further investigations need to take place with regards to surface water disposal however we are comfortable with both Option A and B.

Historic Environment Officer (Archaeology): - In respect of the interim drainage strategy report, any new outfalls into Car Dyke must be minimised. The preferred Option for foul water is Option A, as Option B would not be acceptable in terms of its archaeological impacts.

Proposed amendment to Section 9 'Recommendation', part a)

Delete 'a scheme of mitigation measures to compensate for the loss of playing field being agreed with Sport England.'

Replace with 'Subject to the application not being called in by the Secretary of State under the Town and Country Planning (Playing Fields) (England) Direction 1998.'

03.	08/01120/FUL	78-80 Welland Road Peterborough PE1 3SG , Erection of a 4 bedroom bungalow and single garage with rear boundary wall - retrospective revised scheme
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No Further Comments

04.	08/01233/FUL	1085 Bourges Boulevard Millfield Peterborough PE1 2AT , Single storey side and rear extension and new garage to rear
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Highway Authority have no objections subject to condition requiring garage to be completed before extension is brought into use and retained as such. Letter from MANERP representative claiming a) extension almost complete b) garage obstructs a private right of way and c) tree belonging to city council was being hacked.

With regard to the above comments the extensions are virtually complete but applicants do so at their own risk, I am assured the garage does not obstruct a private way and some branches have been removed which overhung the applicants site.

05.	08/01383/R3FUL	Land At Church Street Including Corn Exchange, St Johns Church, Cathedral Square And Area Adjacent To Miss Pears Cumbergate , Phase 1: The creation of public space in Cathedral Square, including resurfacing, change in levels and engineering works to provide water fountains. Phase 2: Creation of public space on land to the west of St John's Church, including change in levels and resurfacing. Change in levels to the south and west of St John's Church and provision of architectural lighting
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Further to despatch of the Committee Report the following representations have been received:

Planning Policy - have no objection to the proposal as it in line with National, Regional and Local policy guidance. The East of England Plan identifies Peterborough as a regional centre (policy E5) It is important it maintain its status and where possible it is enhanced (Policy SS4). This proposal will greatly improve public realm in Peterborough town centre and this is will lead to economic benefits, as more shoppers will be attracted by this enhancement.

The policies in the emerging Core Strategy (preferred Options) in particular CS14 and CS15 would support this proposal. The Peterborough Core Strategy is not adopted yet but it has been through a public consultation exercise and the Council approved it. These policies will carry some weight.

Policies CC18 and CC19 of the Adopted Peterborough Local Plan (First Replacement) encourage improvement to public areas in the city centre. Emerging City Centre Area Action Plan (CCAAP) and the Public Realm Strategy are also relevant to the proposal.

St John Parochial Church Council (PCC) – Welcome the proposal in broad terms. The present setting of the Church makes it very isolated and unwelcoming with railings. There is concern regarding the lack of seating which will encourage people to sit on the steps/use the area to congregate, making windows more vulnerable. Also once the church is opened up there is concern regarding care and maintenance of steps and church yard. There is concern regarding drainage and potential flooding of the Church. Level access needs to be achieved to the south porch and to the west door of the Church. The PCC is planning to put toilets in the west end of the Church which will involve external drains and request that these works are incorporated into the scheme to avoid disturbing new paving. There is concern regarding the repositioning of gates. The PCC feel strongly about the quality of materials and workmanship to avoid the scheme deteriorating. It is important that vehicles are able to access the south porch of the Church i.e. hearses and bridal cars and that there is adequate space for vehicles to pass. Historically the Church was the centre of this area and alleyways and roads led to it. The PCC would urge that the City Council keep as much of the city's history marked in the paving as possible and also that the design encourages foot flow towards the church in the way paving around the church is marked. In favour of having a lighting scheme however it is important that the right colour lighting is used for the building. Energy consumption is a concern. Lighting should be robust in design to withstand, for example, damp underground conditions and should avoid light pollution. The PCC values the fact that Opportunity Peterborough has recognised the need for St Johns to remain a living and accessible church building in order for it to be able to fulfil the purposes and further fulfils its potential in the rejuvenated heart of the city.

Neighbour Consultee responses:

1 Neighbour representation has been received:

Considers the scheme falls foul of the tendency towards over-design and raises concerns with the design of the scheme; and feels that the timescale for decision making, due to the budgetary requirements of the funding agencies, has mitigated against allowing time for proper debate and a considered response.

Additional Information

Additional information has been received in support of the application, including section drawings of the ramps to the Church and a copy of a Heritage Report submitted to the Diocesan Advisory Committee in respect of the works around St John's Church. They are not considered to be material changes and therefore no further consultation is required.

The Chair of the Public & Environmental Protection Committee has requested details of the consultation process undertaken for the proposed scheme and how this has informed the final scheme, be brought to and discussed at the Committee. Steve Bowyer (Opportunity Peterborough) is to attend Committee.

Suggested Conditions

- C2 Prior to the commencement of development, the report prepared on the results of the archaeological trial trenches shall be submitted to and agreed in writing by the Local Planning Authority.
Reason: To ensure that features of archaeological interest are recorded in accordance with Planning Policy Guidance (PPG16 Archaeology and Planning), and Policies CBE1 and CBE2 of the Peterborough Local Plan (First Replacement).

C3 Prior to the commencement of development, a programme of works shall be agreed which avoids, as far as practicable, disturbance of archaeological remains. That programme will be informed by the evidence of the DBA, trial trenches and archaeological report. Following the agreement of the programme of works, and before any development commences, where disturbance to archaeological remains is likely or unavoidable an appropriate archaeological investigation of these areas shall be undertaken in accordance with an approved written scheme of investigation.

Reason: To ensure that archaeological remains are not disturbed or damaged by foundations and other groundwork but are, where appropriate, preserved in situ, or preserved by record, in accordance with Planning Policy Guidance (PPG16 Archaeology and Planning), and Policies CBE1 and CBE2 of the Peterborough Local Plan (First Replacement).

Suggested Informatives

Once the Corn Exchange Building is demolished the Local Planning Authority would request that a site meeting take place with the Conservation Officer and a representative of the Civic Society to assess whether or not changes to the current layout could further enhance what will become an important focal point within the city centre. Should any minor alterations be agreed, then the Local Planning Authority is minded to treat them as amendments to the approved scheme.

It is understood that the paving material will be agreed with the Highway Authority prior to commencement of works. The Highway Authority and the Conservation Officer ask to view sample areas of new paving to help assess the appearance and finish of the material in situ. It is recommended that trial paving is carried out in the vicinity of St Nicholas' Gate. Please contact Peter Garnham, Highways Maintenance Team Manager (Tel: 453458) to agree a trial area.

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 – 16 December 2008 at 1.30 p.m
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	15	07/01769/R4OUT Northern part of the Former Hereward Community College Reeves Way, Eastfield	No-one registered to speak	N/A
5.2	35	07/01807/FUL Southern part of the Former Hereward Community College Reeves Way Eastfield	No-one registered to speak	N/A
5.3	55	08/01120/FUL 78-80 Welland Road, Peterborough PE1 3SG	Councillor Miners Councillor Saltmarsh Simon Percival and Philip Miller	Ward Councillor Ward Councillor Applicant/Agent
5.4	63	08/01233/FUL 1085 Bourges Boulevard, Millfield, Peterborough, PE1 2AT	No-one registered to speak	N/A

5.5	67	08/01382/R3FUL Land at Church Street including Corn Exchange, St Johns Church, Cathedral Square and area adjacent to Miss Pears Cumbergate	David Turnock Representative of Opportunity Peterborough	Objector Supporter
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