

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 7 SEPTEMBER 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, 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 shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.**

**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. Objectors
2. Applicant or agent or supporters.



**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 7 SEPTEMBER 2010 AT 1.30PM**  
**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	11	10/00328/FUL – 157 -161 FLETTON AVENUE, FLETTON, PETERBOROUGH	Councillor Brian Rush  Mr Peter Lee  Mr John Ratcliffe	Ward Councillor  Objector (Speaking on behalf of Fairplay for Fletton)  Planning Consultant (Speaking on behalf of the applicant)
5.2	25	10/00673/FUL – 219 BROADWAY, PETERBOROUGH	Councillor John Peach <b>or</b> Councillor Pam Kreling  Mr Derek Brown  Mr Chris Hooton	Ward Councillors  Objector (Local Resident speaking on behalf of Broadway Residents Association)  Applicant
5.3	37	10/00730/R3FUL – LAND ADJACENT TO WERRINGTON BOWLING GREEN, STIMPSON WALK, WERRINGTON, PETERBOROUGH	Councillor Stephen Lane  Councillor John Fox  Councillor Judy Fox  Mr Richard Lord	Ward Councillor  Ward Councillor  Ward Councillor  Objector (Head of Ken Stimpson School)

5.4	49	10/00819/R3FUL – LAND ADJACENT TO WERRINGTON BOWLING GREEN, STIMPSON WALK, WERRINGTON, PETERBOROUGH	Councillor Stephen Lane Councillor John Fox Councillor Judy Fox Mr Richard Lord	Ward Councillor Ward Councillor Ward Councillor Objector (Head of Ken Stimpson School)
5.5	57	10/00787/FUL – 54 CHURCH STREET, NORTHBOROUGH, PETERBOROUGH	Councillor Peter Hiller Mr Paul Field Mr Paul Bownes and Mr Paul Hutchings	Ward Councillor Objector (Local Resident) Applicant and Agent
5.6	71	10/00872/FUL – THE HAVEN, SECOND DRIFT, WOTHORPE, STAMFORD	Mr Jonathan Marshall	Objector (Local Resident)
5.8	91	10/00990/FUL – HUNTLY LODGE, THE VILLAGE, ORTON LONGUEVILLE, PETERBOROUGH	Councillor Pam Winslade Mr Paul Sharman	Ward Councillor Agent

## BRIEFING UPDATE

**P & EP Committee 7 September 2010**

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	10/00328/FUL	<b>157 - 161 Fletton Avenue Fletton Peterborough PE2 8DB,</b> Construction of 14 no. self contained apartments consisting of 8 x 2-bed flats and 6 x 1-bed flats in 3 no. blocks with on site parking

Amended plans were received and went out to further neighbour consultation, they included a Fletton Avenue streetscene plan, a cross section through the site, the repositioning of Block B so that it is in line with the front building line of No.163 Fletton Avenue and the addition of chimneys to screen the proposed flat roof section of roof behind them. These amendments are considered to be acceptable to Planning Officers.

6 further letters of representation have been received raising the following issues:

- Insufficient car parking
- Insufficient bin collection space
- Same comments as before
- Overdevelopment
- The development now has three floors of accommodation, this is not in keeping with surrounding properties
- The chimneys make the development more overbearing, and their narrow width could make them unstable
- The roof pitch of Block A is steeper than those in the surrounding area
- Roof height higher than those adjacent
- Moving the blocks further into the site would either reduce room sizes or reduce the parking area on site
- Block C overlooks properties to rear
- Block B has been extended about 16", this is further overdevelopment, reducing amenity, and the daylight to No.163.
- Blocks A and B positioning in line with the front building lines of No.155 and No.163 Fletton Avenue may mean that the internal staircases pitch cannot meet building regulations.
- Cross section through the site does not show the protruding gables of block C.
- Building regulations or health and safety may require a fixed access ladder on the roof and or hand rails to protect the flat roof, this will affect and harm the appearance of the development
- It appears that the usual planning guidelines are not being applied to this development e.g. a substantial amount of local people oppose the development, this would be a high density development in a low density area, roof pitches do not match those in the area, Juliet balconies would overlook existing garden areas, there is normally a limit of 10 car parking spaces in car parking areas however 14 spaces are proposed, there are many other examples.
- Poor design
- Not in accordance with PPS3, Peterborough Residential Design Guide, Peterborough Sub-Regional Strategic Housing Market Assessment 2008, Housing Quality Indicators.
- Bin locations are not convenient
- No disabled car parking spaces or cycle parking is proposed and providing them would reduce the already limited on site amenity space
- No usable amenity space
- Overlooking problems
- Lack of buffer zone between parked cars and windows
- No details of proposed lighting
- Inadequate communal garden space
- Privacy levels unacceptable
- Development should be demolished and house built instead
- Noise and visual pollution
- Reduced road safety and traffic problems
- Where will soakaways be positioned on site

- Car parking arrangements unacceptable
- The internal rooms spaces appear too small to be usable or provide good quality living accommodation
- The size of units do not meet the advisory housing corporation minimum space standards
- No need for this type and size of accommodation
- Previous planning decisions should not justify the acceptance of this scheme

Another petition with 187 signatures has been received objecting on the grounds:

- It is contrary to National planning policies
- It is contrary to Local planning policies
- Completely ignores the amenity of neighbouring houses in terms of loss of daylight, overlooking, noise, nuisance, fumes, smells, traffic and parking
- Fails to provide minimum information needed to illustrate the relationship between the proposed blocks of flats and the neighbouring family houses and gardens.

A statement has been received from Mr John Ratcliffe who is acting as planning advisor on behalf of the applicant. He intends to present this statement to Members at the Committee meeting therefore it was not considered necessary to repeat his comments here.

2 .	10/00673/FUL	<b>219 Broadway Peterborough PE1 4DS , Construction of 2 storey 3 bed dwelling</b>
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Officers have received further correspondence from Broadway Residents Association. The Association has asked for the following photo to be included as a late submission.



The association state that he picture shows the view of the Park Conservation Area down Broadway with the garden of 219 Broadway occupying the full left half of the picture. Almost all the trees prominently visible in the garden of 219 Broadway in this picture will be lost at a stroke and replaced by the blank end wall of the proposed modern house, the site then being enclosed by a 6 foot high blank fence. This cannot be presented as compatible with the requirement to preserve or enhance the character and appearance of the Park Conservation Area.

We ask the Planning and Environmental Protection Committee to maintain the principles of the Conservation Area and reject this proposal. Experience in the Conservation Area indicates that the Planning Inspectorate would be likely to support such a decision if it went to appeal.

One further letter of representation received from a local resident with regards to the garage elevations. They state that the elevations do not include garage doors. These garage elevations do not affect our strong objection to the overall development, as specified in our previous submissions regarding this proposal.

3 .	10/00730/R3FUL	<b>Land Adjacent To Werrington Bowling Green Stimpson</b>
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		<b>Walk Werrington Peterborough</b> , Construction of community car parking with new vehicular access
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No Further Comments

4 .	10/00819/R3FUL	<b>Land Adjacent To Werrington Bowling Green Stimpson Walk Werrington Peterborough</b> , Construction of concrete skate bowl
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No Further Comments

5 .	10/00787/FUL	<b>54 Church Street Northborough Peterborough PE6 9BN</b> , Construction of four-bed dwelling and detached garage
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A further update has been received from Northborough Parish Council as follows:

### Background

Northborough Parish Council apologise that they cannot be represented and make an oral presentation at Tuesday's PEP meeting but unfortunately PC members holidays and business commitments mean that this is not possible.

The Parish Council has made comprehensive objections to the above development by letter dated 22 July 2010. A copy of the full objection is attached for PEP members further consideration at Appendix 1.

### Update

Since making its objection the Parish Council have been advised of the appeal decision in relation to the proposed development at the rear of number 42 Church Street, Northborough.

The main issue for the Inspector was -

The effect of the development on the setting of the listed building, and on the character and appearance of the Conservation Area.

The PC consider these to be the same issues as application before you on the 7th. The Inspector roundly dismissed the appeal rejecting the proposal on the following grounds: -

*The introduction of a dwelling on this site would significantly change its character from that of a small cottage in a garden with a rural paddock behind to a site with two separate domestic cartilages'. It is likely that the garden of the new dwelling would have decorative landscaping and domestic impedimenta such as sheds, play equipment. Although much of the paddock area might remain I consider this change would cause serious harm to the rural character of the conservation area.*

*I conclude, on the main issue, that the development would cause serious harm to the setting and historic interest of the listed building and to the character and appearance of Northborough Conservation Area. The proposals would not accord with the aims of Local Planning Policies CBE3 and CBE7.*

In coming to his conclusion the Inspector commented on the proposed dwelling to the rear of 44 Church Street, which was upheld on appeal and has now been built.

*I appreciate that a new dwelling has been built behind number 44 Church Street, also a Grade II listed building – following the grant of planning permission on appeal. However, the Inspector in that case noted that the circumstances **were unusual and unlikely to be repeated**. In this he was referring to the removal of a metal clad utilitarian workshop and triple garage. Although a garage and green house would be removed in the case before me, I do not consider that this parallels the **unusual** circumstances on the site behind number 44.*

The Parish Council maintains the view that Paradise Lane is an exceptional rural, low-key lane. To develop another building off the lane would compromise the openness of the Conservation Area or is 'unusual' to the extent that development is justified. It is important that committee members consider the Parish Councils objections along side the recent appeal decision.

The Parish Council hopes that members will support their view and reject the proposal.

One further letter of representation has been received raising the following issues:

- Insufficient consultation
- Harm to area
- Extra vehicular load on Paradise Lane
- Sub-standard exit from Paradise Lane onto Church Street at point of National Speed Limit
- Development in Private Residential Gardens
- Subdivision of the Grounds of a Listed Building
- Sight Lines/Highways
- Tandem backland and piecemeal development

Highways recommend appending the following condition:

Before the dwelling is occupied, visibility splays of the following dimensions 1.5m x 1.5m shall be provided on both sides of the access and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 1.5m x 1.5m measured from and along respectively the back of the public highway.

Reason: In the interests of Highway safety, in accordance with Policies T1 and T8 of the Peterborough Local Plan (First Replacement).

6 .	10/00872/FUL	<b>The Haven Second Drift Wothorpe Stamford</b> , Erection of dwelling with detached garage and studio above
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Cllr Over has made the following supplemental comments:

**My over arching comment is these are a series of applications, with others to follow and with an appeal already lodged.**

**All the applications need to be gathered together and treated as one process. There is significant opposition to this in Wothorpe especially after similar developments have gone ahead in First Drift and it needs to be treated with care. It is not good enough that individual applications come in, then are re-submitted and then changed again.**

**In my opinion this is speculative building for profit which has no regards for the area or the people near by.**

Members will be aware that the planning system does not allow for applications to be gathered together and treated as one process. Each application must be treated on its own merits, and developers are entitled to submit a series of applications should they wish. If a proposal is acceptable then it should be approved, and if a subsequent proposal is not then it should be refused. If an unacceptable proposal can be made acceptable then it is reasonable to discuss alterations with the applicant and invite, where time allows, a revision to the proposal.

The assessment of each application at The Haven is made in the knowledge of what has been approved or refused in the past, and taking into account other current applications, however each planning decision must stand on its own. The Local Planning Authority cannot tell the applicant what to apply for.

Speculative building for profit is entirely normal, and it is the role of the Planning Authority to ensure that proposals which cause unacceptable harm to the area or neighbours are not permitted.

#### **Removal of Ash tree**

Since the initial report was issued, the Ash tree at the front of the Cromwell House site has been removed. This means that the conditions proposed to ensure protection of the tree are redundant. This also means that the streetscene has altered and an updated photograph will be shown in the presentation.

It is recommended that the following conditions are not imposed, as their purpose was to protect a tree that is no longer in place.

- C 6 No trees that are shown as being retained on the plan approved under Condition 5 shall be felled, uprooted, wilfully damaged, destroyed or removed without the prior written consent of the Planning Authority.**  
**If any retained tree is damaged mitigation/remedial works shall be carried out as may be**

specified in writing by the Planning Authority.

If any retained tree dies within a period of 12 months of completion of works, another tree shall be planted in the same place. Replacement shall be of a size and species and be planted at such a time, as may be specified in writing by the Planning Authority.

Reason: In order to enhance the visual amenities of the area, in accordance with Policy LNE10 of the Peterborough Local Plan (First Replacement).

- C 7 The following activities must not be carried out under any circumstances.**
- No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree on or adjacent to the proposal site.
  - No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
  - No temporary access within designated Root Protection Areas without the prior written approval of the Planning Authority.
  - No mixing of cement, dispensing of fuels or chemicals within 10 metres of the tree stem of any retained tree on or adjacent to the application site.
  - No soak- aways to be routed within the Root Protection Areas of any retained tree on or adjacent to the application site.
  - No stripping of top soils, excavations or changing of levels to occur within the Root Protection Areas of any retained tree on or adjacent to the application site.
  - No topsoil, building materials or other to be stored within the Root Protection Areas of any retained tree on or adjacent to the application site.
  - No alterations or variations of the approved works or tree protection schemes shall be carried out without the prior written approval of the Planning Authority.

Reason: To safeguard all existing trees to be retained in the interests of amenity, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

- C 7 No trees that are shown as being retained on the plan approved under Condition 5 shall be cut back in any way without the prior written consent of the Planning Authority. All pruning works approved shall be to BS 3998-1989 Recommendations for Tree Work.**

Reason: In order to enhance the visual amenities of the area, in accordance with Policy LNE10 of the Peterborough Local Plan (First Replacement).

- C 9 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 detailed Construction Specification/Method Statement for the roadway and installation of service runs; has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/ Method Statement.**

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).

7 .	10/00975/FUL	<b>The Haven Second Drift Wothorpe Stamford</b> , Demolition of existing dwelling and construction of three-bed dwelling with detached garage
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This application has been deferred.

8 .	10/00990/FUL	<b>Huntly Lodge The Village Orton Longueville Peterborough</b> , Construction of 5 bedroom house - plot 5
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Additional consultations/representations:

**Conservation Officer** - Recommend refusal. The current proposal is inferior to previously approved schemes and does not respond well to the site context and constraints. The character of the proposal is at odds with the established form on the site and would crowd the neighbouring dwelling. The roofscape is contrived and overly complicated. The proposed garage forward of the established building line disrupts the flow of the development.

**Archaeological Officer** - Site has already been evaluated, no further work deemed necessary.

**Parish Council** – Development is far too modern for the area, fully support Head of Service’s views contained in the report to Members.

**No Further Comments**

**PLANNING AND ENVIRONMENTAL PROTECTION  
COMMITTEE - 07 SEPTEMBER 2010**

**ITEM NO. 01 - APPLICATION REF: 10/00328/FUL**

**PROPOSAL: CONSTRUCTION OF 14 SELF CONTAINED  
APARTMENTS CONSISTING OF 8 X 2- FLATS  
AND 6 X 1-BED AND FLATS IN THREE BLOCKS  
WITH ON SITE PARKING AT 157-161 FLETTON  
AVENUE, FLETTON, PETERBOROUGH PE2 8DB**

**1.0 INTRODUCTION**

1.1 My name is John Ratcliffe. I am a Chartered Town Planner based in Peterborough and the planning adviser to the applicant and the architect for this application.

**2.0 BACKGROUND**

- 2.1 As reported by the Planning Officer, outline planning permission was originally granted in February 2006 (ref 05/01449/OUT) for the development of 14 flats in 3 blocks (with associated parking and communal open space) including access and siting.
- 2.2 The outline scheme approved (see attached plan) comprised three blocks - 2 blocks fronting onto Fletton Avenue with a central vehicular access and one block adjacent to the southern boundary of the site. Within the site there was a central courtyard with 14 car parking spaces.

- 2.3 A S106 Agreement was subsequently completed in August 2007 regarding a financial contribution towards the provision by the council of public open space.
- 2.4 The development which has been started comprises the scheme approved under reserved matters by this Committee on 28 April 2009 (under reference 08/01504/REM) and granted permission on 19 June 2009.
- 2.5 Development commenced in August 2009, but following a successful legal challenge to the approval of reserved matters, construction work ceased on 2 October 2009.
- 2.6 A subsequent full application for 14 flats (comprising 10 x 2 bed flats and 4 x 1 bed flats) in three blocks (ref 09/01155/Full) was considered by this Committee on 8 December 2009.
- 2.7 Because of Members' concerns regarding the development extending forward of the existing adjacent houses, it was resolved that permission should be refused. Planning permission was subsequently refused on 16 December 2009 on the single ground that: "*The proposal stands significantly forward of the building line set by adjacent dwellings on Fletton Avenue to the extent that it would be harmful to the appearance of the street scene. ---*"

2.8 Following discussions with the Head of Planning Services this revised scheme was submitted. The revisions to the northern frontage block (Block A) are as follows:

- alignment with the frontage of the adjacent dwelling at no 155 Fletton Avenue; and
- amendment of the proposed accommodation from 2 x 1bed flats and 3 x 2 bed flats to 4 x 1bed flats and 1 x 2bed flat.

### 3.0 PROPOSALS

#### Layout

- 3.1 As previously approved, the development proposed comprises 14 apartments in three blocks - Blocks A and B fronting onto Fletton Avenue with a central 5.0 metre wide vehicular access, and Block C at the rear of the site, backing onto Garrick Walk, forming a visual enclosure to the view into the site from Fletton Avenue.
- 3.2 Within a central courtyard car parking for 14 cars is proposed, as well as two bin storage areas accommodating twelve 1100 litre 'Taylor' bins for general refuse and recyclable waste.
- 3.3 A main communal garden area is proposed in the south western corner of the site with smaller areas south of Block B and east of Block C.

### Scale

- 3.4 To reflect the scale of the adjoining houses Blocks A and B will be 2.5 stories and Block C will be 2 stories.

### Design

- 3.5 The two frontage blocks (A & B) facing Fletton Avenue have front elevations designed to appear as two pairs of semi-detached houses with bay windows to reflect the design and appearance of the adjoining dwellings. The upper flats in the roof area have roof lights to provide light but will maintain a plain unbroken roofscape.
- 3.6 As I have noted, because of Members' concern regarding the development as originally proposed extending forward of the building line to Fletton Avenue, Block A has been redesigned and sited to align with the front of the adjacent dwelling at no 155 Fletton Avenue with square bay windows to match the adjacent dwelling.
- 3.7 The consequential reduction of the footprint for this block results in a slightly steeper roof pitch. In order not to increase the height of this block but maintain living accommodation within the roofspace, a flat roof area has been used. This flat area will not be visible due to the introduction of chimney stacks which will form a screen. These proposed chimneys also reflect the traditional appearance of the adjacent houses.



- 3.8 The block at the rear of the site will be two stories only and has been designed to reflect the design of the adjacent dwellings in Garrick Walk to the south by the incorporation of gables in the southern elevation.
- 3.9 In order to reflect the materials which are characteristic of the area particularly the adjoining semi-detached houses to the east and south, the development will be constructed using red brickwork (Hanson Atherston Red) and grey roof tiles.
- 3.10 As stated, there will be two refuse bin storage areas within the central area which will be screened by 1.8m high close boarded fencing. Because refuse collection vehicles operated by Peterborough City Council will not enter private areas, the refuse collection will be handled by a private contractor, obviating the need for a refuse collection area to be located at the front of the site.

#### **Landscaping**

- 3.11 It is proposed that the frontage of the site should be grassed with boundary shrub planting as a buffer between the development and Fletton Avenue.
- 3.12 The communal gardens would comprise grass and shrub areas with trees in appropriate areas.

#### **4.0 ACCESS**

4.1 The access to the site will be a 5 metre wide central driveway between blocks A and B. The vehicle-to-vehicle visibility spays at the junction with Fletton Avenue will be 2.4m x 90m. Vehicle-to-pedestrian splays of 2m x 2m will be provided at the access. These splays will be free of any obstruction over 0.6m high.

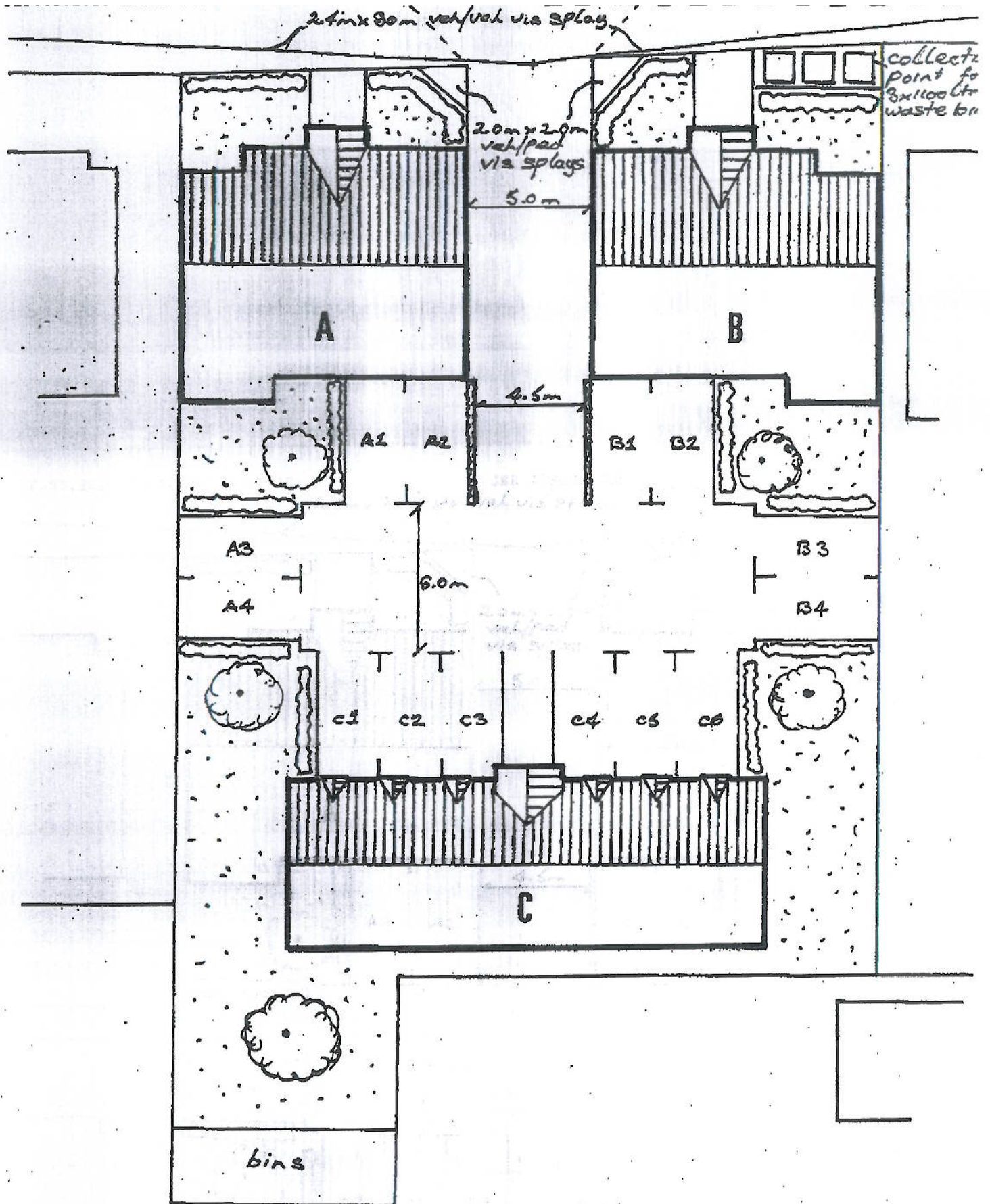
4.2 In order to minimise any pedestrian and cyclist conflict with vehicular movements, low brick walls will be provided to separate the adjacent parking areas from the access.

#### **5.0 CONCLUSIONS**

5.1 The layout, scale and design accord with previous approvals and the appearance of the scheme reflects the character of the adjacent housing.

5.2 Following Members' concerns expressed at the meeting of this Committee on 8 December 2009 and the subsequent refusal of planning permission, Block A has been re-designed and aligned with the adjacent dwelling.

5.3 I therefore request that the Committee approve this application.



**SITE LAYOUT**

**SCALE 1:200**

**JER ASSOCIATES**

Planning & Development Consultants

The Old Police Station  
 30 South Street  
 Stanground  
 Peterborough PE2 8ET

Tel: 01733 8901  
 Fax: 01733 567





## NORTHBOROUGH PARISH COUNCIL



‘phone: 01733 572245  
 Email: [clerksecretary@mandalea.co.uk](mailto:clerksecretary@mandalea.co.uk)

*Please reply to:*  
**Derek Lea FRICS,**  
**Clerk to Parish Council,**  
**10 Thornton Close,**  
**Peterborough,**  
**PE4 7UH.**

6<sup>th</sup> September 2010

### LETTER TO MEMBERS OF PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE MEETING

Dear Councillor

***Planning and Environmental Protection Committee Meeting***  
***Tuesday 7<sup>th</sup> September***  
***Planning Application 10/00787/FUL***  
***Erection Of Dwelling, Rear Of 54 Church Street, Northborough***

#### ***Background***

Northborough Parish Council apologise that they cannot be represented and make an oral presentation at Tuesday's PEP meeting but unfortunately PC members holidays and business commitments mean that this is not possible.

The Parish Council has made comprehensive objections to the above development by letter dated 22 July 2010. A copy of the full objection is attached for PEP members further consideration at Appendix 1.

#### ***Update***

Since making its objection the Parish Council have been advised of the appeal decision in relation to the proposed development at the rear of number 42 Church Street, Northborough.

The main issue for the Inspector was -

*The effect of the development on the setting of the listed building, and on the character and appearance of the Conservation Area.*

The PC consider these to be the same issues as application before you on the 7th.

The Inspector roundly dismissed the appeal rejecting the proposal on the following grounds: -

*11. The introduction of a dwelling on this site would significantly change its character from that of a small cottage in a garden with a rural paddock behind to a site with two separate domestic curtilages'. It is likely that the garden of the new dwelling would have decorative landscaping and domestic impedimenta such as sheds, play equipment. Although much of the paddock area might remain I consider this change would cause serious harm to the rural character of the conservation area.*



## NORTHBOROUGH PARISH COUNCIL



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**Please reply to:  
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Clerk to Parish Council,  
10 Thornton Close,  
Peterborough,  
PE4 7UH.**

*I conclude, on the main issue, that the development would cause serious harm to the setting and historic interest of the listed building and to the character and appearance of Northborough Conservation Area. The proposals would not accord with the aims of Local Planning Policies CBE3 and CBE7.*

In coming to his conclusion the Inspector commented on the proposed dwelling to the rear of 44 Church Street, which was upheld on appeal and has now been built.

*14. I appreciate that a new dwelling has been built behind number 44 Church Street, also a Grade II listed building – following the grant of planning permission on appeal. However, the Inspector in that case noted that the circumstances **were unusual and unlikely to be repeated**. In this he was referring to the removal of a metal clad utilitarian workshop and triple garage. Although a garage and green house would be removed in the case before me, I do not consider that this parallels the **unusual** circumstances on the site behind number 44.*

The Parish Council maintains the view that Paradise Lane is an exceptional rural, low-key lane.

To develop another building off the lane would compromise the openness of the Conservation Area or is ‘**unusual**’ to the extent that development is justified.

It is important that committee members consider the Parish Councils objections along side the recent appeal decision.

The Parish Council hopes that members will support their view and reject the proposal.

Yours Faithfully

Richard Tindall

Chairman

**Northborough Parish Council**



# NORTHBOROUGH PARISH COUNCIL



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*Please reply to:  
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Peterborough,  
PE4 7UH.*

## APPENDIX 1

### PARISH COUNCIL OBJECTION

**10/00787/FUL - Construction of four-bed dwelling and detached garage, 54 Church Street**

#### Background Comment

The Parish Council have long recognised the importance of Paradise Lane to the local community as a very attractive and verdant eastern entrance to the village.

It is an unspoilt, unclassified, traditional country lane that is very well used as an attractive walk on a daily basis.

Such is the importance of Paradise Lane and in particular the entrance to Paradise Lane from Church Street that the Parish Council requested the inclusion of the lane itself (both sides) within the Northborough Conservation Area and we are particularly pleased to see that The Parish Council's representations have been taken on board and your Conservation Officer has proposed amendments to the the Northborough Conservation Area Appraisal and Management Plan in recognition of this.

#### Overview

The Parish Council acknowledge that the application site lies within the Development Limits of the village but importantly it is also within the Conservation Area and within the curtilage of a listed building.

The site itself is treed and has a very substantial natural ancient hedge fronting Paradise Lane. This is an integral part of the substantial boundary hedge network that runs parallel down the length of the gardens between Church Street and the more sparse field hedgerow to south of the residential cartilages. In that context it has a unique character.

The Parish Council considers that the creation of an access and the development of a new dwelling off and orientated towards Paradise Lane will have a detrimental impact on the character and appearance of the area generally and the conservation area in particular. Development within this section of the village area accessed from Church Street and to depart from this arrangement will depart from the historic village form will very long narrow gardens which has been identified as so important in the historic context.

Website – [www.northboroughparishcouncil.co.uk](http://www.northboroughparishcouncil.co.uk)



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**Peterborough,**  
**PE4 7UH.**

The only property within access from Paradise Lane is 'Paradise Cottage' but this is isolated from the village and is some 400 years old. It is part of the historic landscape and countryside and cannot be considered to be a precedent in relation to vehicular access for residential development along the lane.

### PLANNING POLICY CONSIDERATIONS

In specific terms, and in relation to policy the Parish Council would draw your attention to the following :-

#### ***PPS 3 Amended***

The recent update to *PPS 3 Housing* alters the definition of brown field sites to take garden land out of that category. Development in gardens is no longer afforded priority status in meeting housing development targets.

The assessment of proposals to develop on garden land is therefore very much related to impact that the proposal will have on character, setting and local context. In this instance we have two special considerations above and beyond normal design considerations; a) the conservation area and b) the listed building.

#### ***Policy DA6***

This is a criteria based policy relating to tandem, back land and piece meal development provides at criteria b ***that development should not unacceptably harm the character of the area.*** the Parish Council consider that the proposal will have an adverse impact on the character of the area.

#### ***Policy CBE3***

This policy relates to the need for proposals to ***preserve or enhance the character and appearance of the Conservation Area.*** The Parish Council contend that the proposal will have an adverse impact on and cause harm to the character of the the conservation area and in particular on Paradise Lane.

#### ***Policy CBE8***

Indicates that the City Council will ***not grant planning consent for development which would subdivide the grounds or gardens of a listed building.*** This application proposes the subdivision of the garden of a listed building that completely alters layout and relationships by subdividing a very long plot and altering the linear character and relationship by breaking down the linear form via the creation of two separate accesses points of two separate roads to the point at which the historic linear pattern is lost and harm to character is caused. The proposal is therefore contrary to policy SBE8 and should be resisted.

#### ***Policy LNE11***

Relates to semi natural woodland and veteran trees. ***permission should not be granted for development which would adversely effect these.*** The applicants proposal requires the removal of a mature 15m tree from the frontage to accommodate the proposed dwelling. It is not a tree which is ***'in decline'*** and it contributes to the character and

Website – [www.northboroughparishcouncil.co.uk](http://www.northboroughparishcouncil.co.uk)





## NORTHBOROUGH PARISH COUNCIL



‘phone: 01733 572245  
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**Please reply to:  
Derek Lea FRICS,  
Clerk to Parish Council,  
10 Thornton Close,  
Peterborough,  
PE4 7UH.**

setting of the Conservation Area. There is no specific justification for the removal of the tree and the applicants own arboricultural assessment suggests that *"it 'could be removed'"* but does not suggest that it should be felled on grounds of it being dangerous or dying.

### **Policy LNE12**

Relates to hedgerows. The Parish Council consider that if planning approval is granted there will eventually be pressure to remove the hedgerow and trees or dramatically alter their character to expose the frontage of the site. This will have a detrimental effect and is another reason why the application should be resisted.

### **Policy DA6**

This relates to satisfactory access and we deal with under two headings.

**Additional Traffic** - Paradise Lane is narrow unclassified single track with no footpaths and wide natural verges and this together with the mature, deep, treed hedgerow retains its rural character and is why it so special. The Lane is used on a daily basis by pedestrians including leisure/recreational walkers, dog walkers, school children. Vehicle movements few and are generally restricted to the occupiers of Paradise Cottage, and to seasonal use by the farmers to tend the adjacent fields.

Additional Vehicle Movements will cause problems as there is no margin along Paradise Lane for vehicles to pass or for pedestrians. It is considered that even a minor increase in the volume of traffic along Paradise Lane will inevitably lead to encroachment on the verges to the detriment of flora and fauna.

**The junction between Paradise Lane and Church Street** - It is well known that vehicles speed into and out from the village and that the above junction is close to the change point in the speed limits. Sight lines are limited by the frontage trees and hedges and a balance must be struck between the retention of the natural setting and engineered junction solutions. In this instance allowing further development off Paradise Lane could lead to pressure to remove trees and hedges at the junction which would be contrary to conservation and landscape policies aimed at preserving and enhancing the natural environment.

### **OBJECTION**

**For the reasons above that Parish Council OBJECT to the application and request that it is referred to committee if officers are minded to grant approval.**



**10/00787/FUL – 54 Church Street, Northborough, Peterborough**

Neither I nor my fellow neighbour (farmer) Mr. Andrew Sharpe were notified formally of this application, Mr. Sharpe shares an adjoining boundary and I am a neighbour and the only other residential user of the lane onto which the development is proposed. The proposed development is on Paradise Lane and not Church Street.

I have listed my points of concern below and tried, so far as possible to take a pragmatic approach to the application with thoughts for a suitable alternative to make the application, in my view, more acceptable.

**1. Harm to the area:**

I understand from our conversation that the impact of “harm” to the area, environment etc is a consideration for any planning application and as such the harm upon Paradise Lane will be irreparable due to the impact upon its rural character which is used daily by a large number of villagers and non-villagers alike. From a planning perspective this takes the current rural nature of the lane into much more urban one – there has been no residential development of this type on Paradise Lane since the construction of Paradise Cottage c400 years ago and it is my view that the proposal does constitute genuine “harm” to both the amenity value and character of Paradise Lane which is enjoyed by many people other than ourselves.

**2. Extra vehicular load on Paradise Lane:**

Paradise Lane is a very narrow (unclassified) single track lane and although used daily by my wife and I in a car and Mr. Sharpe occasionally with tractors it is most frequently used by school children on foot and cycles plus a large number of walkers with and without dogs. There is no footpath on Paradise Lane. Paradise Lane is also a ‘No Through Road’ for vehicles. The autumn is a time of year when the lane will be in frequent use agriculturally and if the application is given consent and the parking of contractor’s vehicles is not restricted to the site itself then not only will it make the Lane impassable for cars\tractors but more importantly for emergency vehicles should emergency access be required. The parking of vehicles on the sides of the lane will also cause damage to the roadside margins flora and fauna.

Is it possible to impose parking restrictions during and after the development of this plot to ensure that all associated vehicles are kept off the road and on the site itself?

**3. Sub-standard exit from Paradise Lane onto Church Street at point of National Speed Limit**

The intensification of road users exiting from a small unclassified road onto the main road (Church Street) will put additional strain on the already dangerous road junction of Paradise Lane and Church Street. This exit onto Church Street has severely impeded vision splays in both directions but principally to the East where traffic entering the Village often approaches at

speeds in excess of the national speed limit. The speed limit changes from national to 30mph within 10m of this junction and traffic exiting Paradise Lane is put directly into the path of oncoming traffic entering the village from the East.

#### **4. Development in Private Residential Gardens**

I am aware that there has been a recent announcement by the Secretary of State concerning the revision of PPS3, the government's '*Planning Policy Statement on Housing*' - this states to the effect that local authorities need not feel forced into granting planning permission for unwanted development on garden land

#### **5. Listed Buildings - Subdivision of the Grounds of a Listed Building**

The Peterborough Local Plan states in CBE8 that 'The City Council will not grant consent for development which would subdivide the grounds or gardens of a Listed Building'

#### **6. Sight Lines/highways**

The councils 'Peterborough Residential Design Guide' states their policy on this matter and I attach clause 5.9.3 which sets out guidance on both sightlines for the site entrance/exit and also the principles for acceptable sightlines at the Paradise Lane/Church Street junction. Unless there is to be a clear felling of the trees and shrubs to both areas then the application does not meet these reasonable guidelines

#### **7. Tandem backland and piecemeal development**

In the Peterborough Local Plan, Policy DA6 refers to 'satisfactory access' the application does not appear to meet this criteria in so far as it will adversely affect the character of the area; and would also have an adverse impact on the amenities of occupiers of nearby properties i.e. those using the lane for amenity use. Similarly under this policy it cannot be satisfactorily accessed from the highway in the manner proposed.

#### **Alternative/more acceptable solution:**

The majority of the above points could be overcome by allowing the principal access to the proposed site to be taken from the eastern side of 54 Church Street either around or through the eastern edge of the recently constructed garage. This will move the proposed entrance to the plot some 10m further to the west away from the less suitable and heavily concealed junction of Paradise Lane onto Church Street.

I would be grateful if you would consider these points at the committee meeting tomorrow and let me have your responses.

Many thanks

**Amos Barber**

**10/00872/FUL – The Haven, Second Drift, Wothorpe, Stamford**

Dear Ms Lewis

As we are unable to attend the meeting on September 7<sup>th</sup> please can you ensure this email is made available to committee members? Thank you.

We wish to object to the planning application for a studio over the garage of the large house at the Haven in Wothorpe. Described as “chalet style” property when approved by the committee this would now result in the so called chalet being a six bedroom property. Hardly a chalet!

This planning application results in over density on this plot and increased mass of property. In addition the studio results in additional over looking of Cromwell House.

In addition there are numerous planning applications being made for the plot of The Haven everyone knows that there is an intention to build three large houses on the plot that simply cannot accommodate them and the best way forward should be for the plot to be considered as one site – which it is- to ensure the right outcome.

Yours sincerely

John and Hilary Finch



**10/00872/FUL – The Haven, Second Drift, Wothorpe, Stamford**

Ms Gemma George  
Chief Executive's Department  
Democratic Services  
Town Hall  
Peterborough  
PE1 1HG

5<sup>th</sup> September 2010

Dear Ms George,

**Ref: 10/00872/FUL, Item No. 5.6 of the P & EP Committee, 7<sup>th</sup> September 2010**

Unfortunately due to the very short notice of this meeting taking place, I cannot cancel meetings in my diary that have been planned weeks in advance. As such I am unable to attend the meeting and put forward my objections to the planning committee. I would be grateful if this letter could be included in the submissions to the committee.

The key objections I have to the proposed development are:

1. This alteration sets a precedent for Second Drift as no other detached garage has a studio above it. Once this precedent is set, the other 2 properties that the developer wishes to build on the Haven site, will also have studios above garages built in.
2. This development at the rear of the Haven has moved from three/four bedroom dwelling to potentially six bedrooms. From the Planning Committee on the 8<sup>th</sup> June to label this house as 'A Chalet' is grossly inaccurate and if it is to be classed as such then this extra sixth bedroom should be refused.
3. The additional two velux windows will further reduce the privacy of Cromwell House and neighbouring properties further down Second Drift. More back gardens will be further overlooked by an increase in windows over looking properties by two.

I ask you therefore to refuse this application on the grounds that this increases the mass and density of the plot, over and above that which is required or can be justified by the site.

Yours sincerely

Nicholas Dowell





**10/00872/FUL – The Haven, Second Drift, Wothorpe, Stamford**

Dear Ms George,

As discussed with you at the end of last week we would be grateful if the following additional comments could be put before the Committee Meeting on Tuesday 7th September.

We would like to be present to state our case in person but we are unable to do so due to short notice.

We ask for the Committee to refuse the application for a larger garage and studio over. From the beginning, controversy has surrounded this application and at the last Committee Meeting this house was described as just a chalet by the Planning Officer! Permission was given for 4 reception rooms and five bedrooms and five bathrooms. Now the developer has come back for a larger garage with living accommodation over the top. It is now a very large house which is adding to the overdevelopment of the site.

The addition of this studio adversely affects the privacy of our garden, terrace and conservatory. Basically planners are saying that as we will have first floor windows looking into our garden from the new house (approved 8 June) two more windows from the studio over the garage will make no difference which is complete nonsense. The garage is on much higher ground than the house and hence the overlooking will be worse.

The house is quite large enough without living accommodation over the garage. When we looked at the planning file we noted that the Developer had offered to replace the dormer windows with velux windows but the Planning Officer obviously thought that this was not necessary. In our original letter of objection we did not want velux windows as we all know that they can be changed to dormer windows. Velux windows would be a better option if a condition was put on the planning conditions to say they could not be converted to dormer windows. The Planning Officer seems more concerned about any potential overlooking of the Haven than our property!

We ask you to refuse the application. The sole purpose of the application is to increase the value of the property. The studio does nothing whatsoever for the neighbourhood and impacts most severely on our privacy.

Best wishes

Paul and Anne Marshall