

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 12 APRIL 2011 AT 1.30PM

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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 – 12 APRIL 2011 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	5	10/00907/FUL – BURTON STREET MOSQUE, BURTON STREET, EASTGATE, PETERBOROUGH	Mr Paul Lingard Mr Salim Ebrahim  Mr Raza Rahim	Objector (Local Resident)  Supporter (Local Resident and Chairman of Building Project)  Supporter (Local Resident and President of the Community)
5.2	13	10/01705/FUL – 90 VERE ROAD, PETERBOROUGH, PE1 3EA	Miss Suggra Bibbi  Mr Branston	Applicant  Agent
5.3	21	11/00073/FUL – 38 ELM STREET, WOODSTON, PETERBOROUGH, PE2 9BL	Councillor Matthew Lee	Ward Councillor
5.4	35	11/00232/FUL – THE HAVEN, SECOND DRIFT, WOTHORPE, STAMFORD (PLOT B)	Councillor David Over  Mr John Gibbison	Ward Councillor  Applicant (Hereward Homes)
5.5	55	11/00233/FUL – THE HAVEN, SECOND DRIFT, WOTHORPE, STAMFORD (PLOT A)	Councillor David Over  Mr John Gibbison	Ward Councillor  Applicant (Hereward Homes)



## BRIEFING UPDATE

### P & EP COMMITTEE 12 APRIL 2011

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	10/00907/FUL	<b>Burton Street Mosque, Burton Street, Eastgate, Peterborough.</b> Construction of multi purpose hall, conference area(s), library, ICT rooms, store room, other associated facilities and additional car parking spaces to be used in association with the existing mosque.

**Highways** – No objections subject to conditions.

Site visits have been undertaken to monitor the traffic flow and car parking at the Mosque for those attending Friday prayers, which is the busiest regular weekly event. No traffic congestion or car parking problems in the area were observed and Members of the mosque were marshalling cars to ensure cars could park easily on the application site. Whilst there may be some events which generate more traffic (e.g. weddings and other functions) they are not regular weekly events and so the mosque could put management arrangements in place to deal with these when they happen. It is understood that the new extension is to provide new improved and upgraded facilities for existing users of the mosque and not increase the mosque membership. The extension may change at which visits to the site are made, but it will not significantly increase the overall number of vehicle trips within the realms of day to day variation. On this basis the Local Highway Authority raises no objections.

**Condition:**

1. Prior to the commencement of development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The details of the CMP shall include (but not exclusively) the following:-

- Parking, turning and unloading areas for delivery vehicles
- Parking and turning for contractors vehicles
- Site compound area
- Wheel washing facilities that shall be capable of washing the chassis and underside of the vehicles
- Construction routes to the site

Reason: In the interests of the safety in accordance with Policy CS14 of the adopted Peterborough Core Strategy Development Plan Document.

**Police Architectural Liaison Officer** – It is considered traffic congestion can be managed, if well staffed by members of the Mosque, and with prior notice provided to the police.

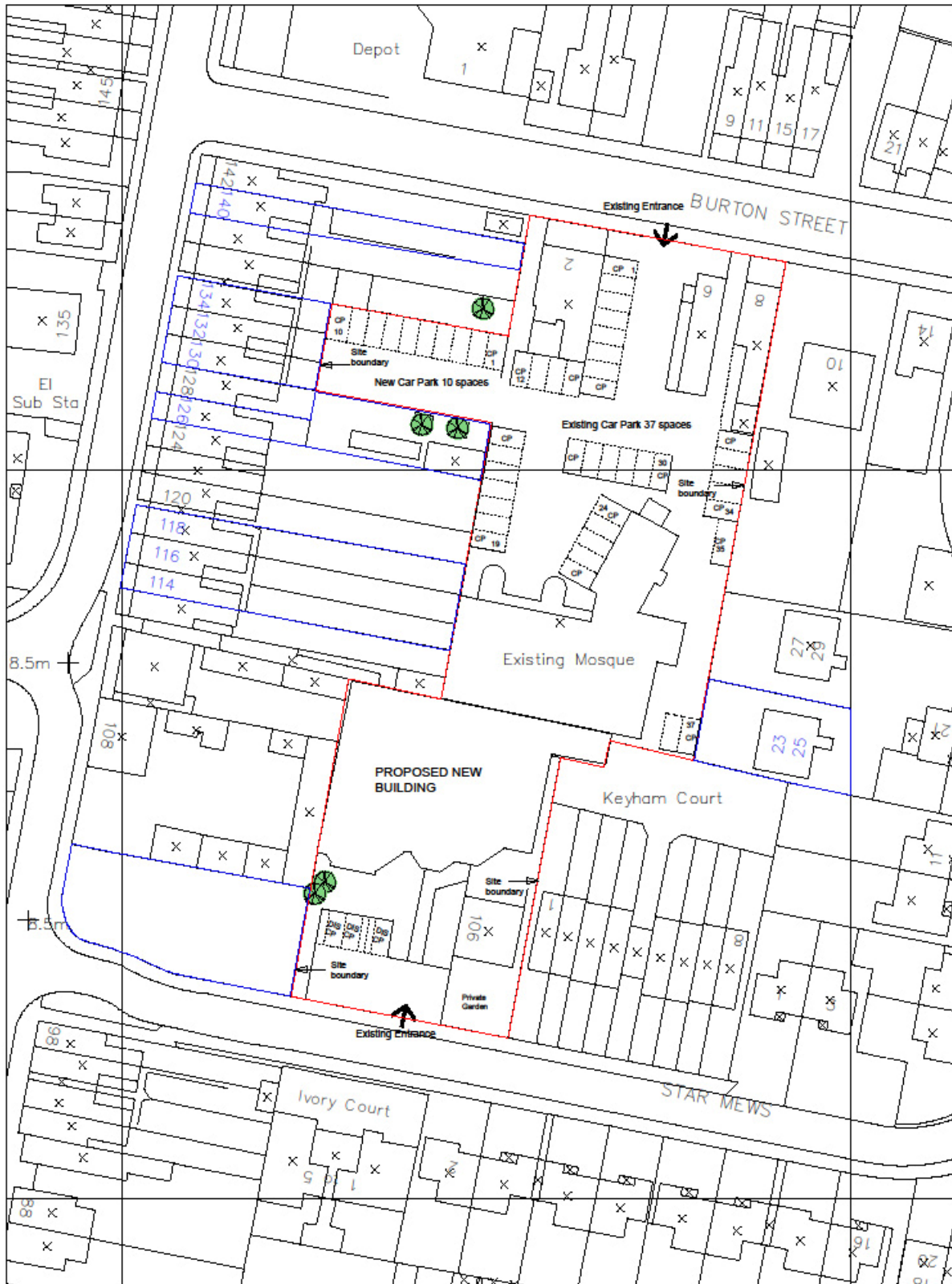
A meeting took place with the applicant to discuss the concerns about traffic management and car parking. It is accepted that there is little likelihood of any significant increase in numbers attending as a result of the extension. The Mosque members agreed to have improved contact with the Police in respect of special events e.g. weddings and funerals so the police can provide assistance if needed. The Mosque members have had a dedicated traffic management team to manage traffic issues, particularly during Friday prayers and this is working well. Parking overflow arrangements have also been agreed with the Bowling Club. It is considered traffic congestion can be managed, if well staffed by members of the Mosque, and with prior notice provided to the police.

**3 further letters of objection** have been received on the grounds that:-

- The peace and quiet will disappear
- Increased traffic on narrow street, which is a hazard for children going to school
- Insufficient car parking provision, which will cause parking problems in the surrounding streets particularly on Star Mews
- Parking in the surrounding streets is already difficult particularly in the evenings, and when the mosque is busy
- The mosque needs additional parking to cope with its current level of use

- The size of the building is not in keeping with those in the surrounding residential area
- Late night noise disturbance

A plan has been received which details the application site in red, and the additional land owned by the mosque community in blue.



Blue outline - owned by the community

Project		AL-QAAEM PROJECT		B M Design Consultancy	
Title		BLOCK / SITE PLAN SHOWING COMMUNITY OWNERSHIP			
Architect Name		General Works			
Address		1200			
Date		APRIL 11			
Scale		1:200			
Author		L (-) 120			
© Copyright		B M Design Consultancy			



2.	10/01705/FUL	<b>90 Vere Road, Peterborough, PE1 3EA.</b> Proposed two storey side extension and ground floor rear extension.
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**Revised plans** have been submitted which now reduce the overall depth of the extension to 7m. The applicant proposes to inset the extension 0.5m to help mitigate the impact on the neighbouring property.

This proposal is now almost in line with the compromise scheme submitted by Mr Branston in January but subsequently withdrawn by the applicant. This scheme would have been considered acceptable.

On the basis of the reduced scale of the rear extension the officer recommendation is now to Approve.

3.	11/00073/FUL	<b>38 Elm Street, Woodston, Peterborough, PE2 9BL.</b> Construction of 4 x 1 bed and 6 x 2 bed flats in a 3 storey block.
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A copy of the Appeal decision for the previous application is attached.

Following a query by Members on the site visit, the question of bin storage has been revisited.

The City Council's Waste Management Section has advised that if the refuse collection service was to be provided by the Council, the bin provision necessary would be two 1100 litre bins each for landfill and recyclable refuse. The dimensions of these bins are 1210 mm wide and 1100 mm deep. There is sufficient space on the site to accommodate these bins within an enclosure. It is normal practice for the refuse collection crew to be provided with an access key.

The agent for the application has previously indicated that the refuse collection will be undertaken by a private company, however designing the bin store to accommodate PCC requirements, in case it is necessary later, is acceptable.

4.	11/00232/FUL	<b>The Haven, Second Drift, Wothorpe, Stamford.</b> Revised proposals to include moving boundary to plot A, loft play room and option for photoelectric panels to the roof slope, of planning permission 10/01503/FUL - Construction of 4 bed, 2 storey house with detached double garage - Plot B.
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Further comments have been received from neighbours however no new issues have been raised.

Cllr Over has made further comments:

1. *This basically a repeat of the original application, which was refused, with same alterations.*
2. *Local opposition is such that a parish council had over 20 parishioners attending*
3. *Nothing has been done to address access. Second Drift is a bridle way and builders vehicles are damaging what remains of the surface. The owners have no duty of repair for a bridle way*
4. *The additions do nothing to support the overall character of the area but increase the intrusion into other peoples' property*
5. *Such large houses, designed for people who will work out of the area go directly against the council's sustainability priority*

*Much of planning is based on opinion and professional judgement. It is now time to call a halt to these creeping applications which do little for Wothorpe, create extra burdens and never meet the council's published main priorities*

Members will have noted that the application includes the option for photoelectric panels. This would provide renewable energy, and would meet the requirements of Core Strategy Policy CS10. A neighbour has commented that the panels are not particularly attractive, however there have been no objections to the panels, and the need to generate energy from renewable sources should be given significant weight.

5.	11/00233/FUL	<b>The Haven, Second Drift, Wothorpe, Stamford.</b> Revised proposals to include loft play room, of planning application 10/00975/FUL- Demolition of existing dwelling and construction of three-bed dwelling with detached garage - Plot A.
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Further comments have been received from neighbours raising the following additional points:

- Concerns raised by Members previously about future use of loft space
- Appears that applicant intended to develop into the loft
- Concern about future applications for dormer windows
- Will be changes to the windows and a new door on the side facing Thomas House
- Proposed additions encroach further on neighbouring properties

Objections have been made to some extensions to this property, which were part of the initial submission and were withdrawn from the application.

The impact of the internal layout change on neighbours is minimal. There will be a door on the side facing Thomas House instead of a kitchen window, however the site levels show that the door will be set below the level of Thomas House, and given the existing boundary treatment there is unlikely to be any overlooking.

6.	N/A	<b>Provisional Tree Preservation Order Ref: 1_11 – Trees at Firdale Close, Peakirk.</b>
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No Further Comments

7.	N/A	<b>Provisional Tree Preservation Order 2_11 at Bergen House, Wothorpe.</b>
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No Further Comments

**10/00907/FUL – Burton Street Mosque, Burton Street, Eastgate, Peterborough**

Notes of meeting with John Middlemass ALO, Local Police and Fire Service.

The meeting was held on 24 March 2011 on site at The MKSI Community Centre (Hussaini Islamic Centre), 4 Burton Street, Peterborough, Cambridgeshire PE1 5HD

Present at the Meeting:

John Middlemass:	Architectural Liaison Officer
Tim Archer	Sergeant Local Beat
Tracy Gilbert	Local PCSO
Dave Frickleton	Stanground Fire Station
Abbas Walji	Vice President MKSI Community
TahaHussain Ebrahim	Parking & Security Coordinator MKSI Community

The initial discussion was around the background of the community being approximately 40 years old, originating from Uganda after expulsion in 1972. The Community has grown through natural evolution, and since the last community census conducted in 2004 it has about 6 extra members.

Clarification was also given with regards the connection between our community and the other Muslim Communities in Peterborough. They are of a different sect of Islam similar to the sects in Christianity; Protestants & Catholics. Links exists between activities are conducted separately.

We also dealt with the reason for the extension being a critical need to improve educational facilities for the community's supplementary school. Present conditions are very cramped. We clarified that it's not an expansion of the community but and extension to improve our supplementary school.

As we walked round the complex, we explained how the vehicles are parked to ensure all the cars of the community are parked on site and not the roads. We also showed the disabled parking bays and showed access for pedestrians via Star Mews, which a lot of our community members use as they live locally and walk to the Centre. We observed that Burton Street had may parked vehicles and none of them had anything do with community.

Access was also discussed with regards the Emergency Services, which was acknowledged as being appropriate and suitable. We went on to discuss the Traffic flow from and to the Centre. As we are the only organization in the locality which helps alleviate the traffic flow in an already difficult situation on Star Road with buses crossing frequently and the parked cars. Attention was drawn to the parked cars Junction between Star Road and Burton Street, being a major cause of Traffic Flow and that extending the double yellow lines past the junction would help reduce the problem substantially.

The meeting ended with Mr. Middlemass happy to recommend that the Community's travel Plan was working, but felt we had to stay on top of the situation. The PCSO Tracy Gilbert thought more notice should be given went major events were taking place that required Traffic Management. It was acknowledged that this was a very constructive meeting and channels of communication need to remain open so disruption would be kept to the minimum and cooperation to the maximum.





## Appeal Decision

Site visit made on 2 November 2010

by **Julia Gregory BSc (Hons) BTP MRTPI MCMi**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 November 2010

**Appeal Ref: APP/J0540/A/10/2130640**

**Plot of land at Silver Street, Peterborough PE2 9BL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr R Fasulo against the decision of Peterborough City Council.
- The application Ref 10/00129/FUL, dated 4 February 2010, was refused by notice dated 27 May 2010.
- The development proposed is the erection of 10 flats.

### Decision

1. I dismiss the appeal.

### Preliminary matters

2. I have taken the address in the banner heading from the application form, although the site also has a frontage to Elm Street.

### Main Issues

3. The main issues are the effect on the living conditions of neighbours and potential occupants of the flats, the effect on the character and appearance of the area, the adequacy of the parking provision, and the adequacy of the provision for infrastructure.

### Reasons

#### *Living conditions*

4. The east facing elevation would be close to the boundary with No 40 Elm Street and windows above ground floor on that side would overlook the rear garden of that property. Some are shown as obscure glazed but where these are not secondary windows, given the overall small size of the properties proposed, I consider this lack of outlook would provide unacceptable living conditions for future residents.
5. The first floor windows which are not shown obscure glazed would allow for overlooking from habitable rooms. Whilst these windows could be obscure glazed, again this would be harmful to future residents living conditions. I conclude that the development would be harmful to the privacy of the occupiers of No 40 Elm Street contrary to Peterborough Local Plan (First Replacement) (LP) policy DA2 and DA6 and would be oppressive on living conditions in some of the flats.

### *Character and appearance*

6. The flats would be provided in an L-shaped block, the front elevation of which would be in line with the adjacent terraced dwellings in Silver Street. The fenestration would be relatively regular in spacing and proportions. The scheme would incorporate rooms in the roof with pitched roof front dormer windows and the roof would have a higher eaves and ridge height to the adjacent terrace.
7. Although the front elevation would be somewhat different to the terraces in Silver Street, it would not be inappropriate to its context at the end of the terrace, before a bend in the road and close to a four storey building in London Road. I note that a previous inspector reached a similar conclusion in respect of an earlier, albeit somewhat different scheme for the site.
8. The rear elevation would be visible from Elm Street, but set back some way and would be seen adjacent to the back of the adjacent terrace. I consider that the design would be reasonably compatible with its surroundings, that it would not harm the character and appearance of the area and that it would comply with LP policies DA1 and DA2.

### *Parking*

9. The scheme would provide 10 off-street parking spaces and cycle parking provision which would be accessed from Elm Street. There are no parking controls in Elm Street or in Silver Street. In Elm Street, many of the dwellings have some off-street parking space but in Silver Street there are terraced dwellings with no off-street provision. Garages have been removed from the site. There is anecdotal evidence that there is parking congestion generally on street, and that there are problems on match days given the proximity of the Peterborough Football Club.
10. However, no surveys have been provided to show the level of spare capacity in the area. Given that there is an access from Elm Street, it would be almost as convenient for visitors or residents to park in Elm Street where many residents have some off-street parking rather than Silver Street. I have insufficient evidence about a scheme with planning permission at 80 London Road to consider what implications, if any, this would have in relation to the appeal proposal.
11. The provision would comply with the Council's adopted standards. National policy is that developers should not be required to provide more parking than they would wish unless there are exceptional circumstances, such as, where there are significant implications for road safety that cannot be resolved through, for example, the introduction of on-street parking controls.
12. I have insufficient evidence to conclude that such exceptional circumstances exist in this situation and I note that parking was not a reason for refusal in respect of a previous scheme on the site which had one space per two bedroom dwelling. I conclude that the parking provision would be adequate and that it would not be contrary to LP policy T1.

### *Infrastructure*

13. The Council has specified that a legal agreement or Unilateral Undertaking would be necessary that required those with an interest in the land to make infrastructure contributions. These would be for transport and

communications, community and leisure, education and learning, environment, health and adult social care. No such obligation has been submitted and conflicting information has been provided as to what sum would be required.

14. Community Infrastructure Levy (CIL) Regulations require that an obligation be necessary to make the development acceptable in planning terms. It needs to be directly related to the development, and it needs to be fairly and reasonably related in scale and kind to the development.
15. LP policy IMP1 also makes provision for financing infrastructure as a direct consequence of schemes which is fairly and reasonably related to the proposals in scale and kind. The contribution would be for infrastructure. However this is an imprecise and broad description.
16. The proposal would lead to 10 additional households within the area. Nevertheless, no explanation has been given of the impact that this would have on infrastructure. In the absence of a rigorous justification for the payment, I have not been provided with sufficient information to enable me to establish that a contribution would meet the statutory tests in the CIL Regulations. Consequently I am unable to conclude that the scheme would be unacceptable without it.
17. Whilst the scheme would be acceptable in many respects, this would not outweigh the harm that I have identified in respect of the first main issue. For the reasons given above, I conclude that the appeal should be dismissed.

*Julia Gregory*

INSPECTOR





**11/00073/FUL – 38 Elm Street, Woodston, Peterborough, PE2 9BL**

For the attention of Miss Gemma George:

Regarding the application to build 4 x 1 bed and 6 x 2 bed flats on the land of 38 Elm St, I live opposite this site where we are surrounded by 2 storey houses and this 3 storey block is entirely inappropriate to the environment in that it will be higher than all the buildings around.

In addition this is a residential area which is peaceful and secluded. The addition of a 3 storey block will change the area and make it noisier and less spacious. The matter of increased numbers of cars will also have an impact on the area especially with the proposed development of the Elm St/London Road site still to come.

I am not against the re-development of this site but feel that a 3 storey block in the middle of 2 storey houses is entirely wrong and a smaller less concentrated development would be appropriate of 2 storey houses at the same height of the surrounds with adequate parking on site for the inhabitants.

Yours sincerely

Ms Sue Bailey  
Elm Street  
Woodston  
Peterborough  
Cambs  
PE2 9BL



**11/00232/FUL & 11/00233/FUL – The Haven, Second Drift, Wothorpe, Stamford**

Dear Ms George,

Reference 11/00232/FUL and 11/00233/FUL applications being considered at the Planning and Environmental Protection Committee meeting.

I can confirm that I am neighbour of the above property.

Having only just returned from a weeks' holiday, I understand that the above mentioned meeting is taking place tomorrow. Unfortunately due to the short notice, I cannot attend. I would however please request that following comments are presented to the committee members.

1) At previous committee meetings representatives of Second Drift have stressed concerns about creeping development - in particular development of the loft. Even committee members have stressed their reticence of lofts being developed on this site by adding planning restrictions within earlier approvals of 10/01503/FUL and 10/00975/FUL.

Moreover Councillor Ash at an earlier meeting enquired of the developer, Mr Jon Gibbison, why the roof height had to be so high, and whether they need that much roof space. Mr Jon Gibbison's reply stated that it was needed to accommodate the type of slate being used. Shortly after this meeting the developer requests an approval to build into the loft. Surely the reply to the question raised by Councillor Ash needs to be questioned as an original application was refused when a loft design was incorporated into a plan and now we see another request for loft development when the roof height was supposedly needed for the slates.

2) The Planning Department have repeatedly stated over the last 18 months that a 2.5 storey property would not be considered on this site. Surely be extending into the loft, common sense would say that this is now a 2.5 storey development contrary to the position taken by Planning.

On these grounds we ask that both applications are refused.

Kind regards

Nicholas Dowell