

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 7 JUNE 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 – 7 JUNE 2011 AT 1.30PM
LIST OF PERSONS WISHING TO SPEAK

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent /Supporters/Parish Council/Town Council/Neighbourhood Representatives
4.1	1	11/00256/FUL & 11/00257/FUL – SEVEN SUMMERS, RUSSELL HILL, THORNHAUGH, PETERBOROUGH	Councillor John Holdich Councillor Diane Lamb Parish Councillor Martin Witherington Mr Eddie Hein (Local Resident) Mr Liam Higgins (Local Resident) Mr Alan Tresadern (Local Resident) Mr Richard Edwards (Larkfleet Group)	Ward Councillor Ward Councillor Parish Councillor Objector Objector Objector Supporter
4.2	21	11/00351/FUL & 11/00359/ADV – 101 GARTON END ROAD, PETERBOROUGH, PE1 4EZ	Councillor Pam Kreling Councillor John Shearman Mr Mohammed Younis Ms Debbie Aldridge (Area Manager) Ms Jo Smith (Early Years Childcare Advisor)	Ward Councillor Ward Councillor Applicant Supporter Supporter

BRIEFING UPDATE

P & EP COMMITTEE 7 JUNE 2011

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	11/00256/FUL	Seven Summers, Russell Hill, Thornhaugh, Peterborough. Replacement four-bed dwelling and detached garage with store/games room above.

Martin Witherington of Thornhaugh Parish Council suggests the idea of lowering the site by 1.0 metre, which could overcome the concerns of the Parish and local residents. However the landscape officer has stated that this is unlikely to be possible due to the tree constraints of the site. This suggestion was put to the agent but no reply has been received.

Revised tree survey, arboricultural implications assessment report and arboricultural method statement have been received.

The landscape officer has submitted revised comments stating he has no objection to the proposal and therefore the condition requiring submission of a tree protection plan and arboricultural method statement is no longer required. In its place the following condition is suggested:

The proposed development shall be implemented in accordance with the approved Arboricultural Tree Survey "Ref:1862.Thornhuagh.KSH.AIA revised 24th May 2011" unless changes are first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement) and policy CS21 of the adopted Peterborough Core Strategy DPD.

An objection from Chris Clipsham has been received in relation to the revised plans, stating:

I would like to reiterate the points raised already that the property remains too high and will still dominate the site and the surrounding properties.

As mentioned last time No.6 Meadow Lane is a bungalow and the proposed development is directly behind our property and continues to push close to our rear boundary, despite a 1 metre improvement in offset . This proximity, especially because of the proposed height, we feel will still overwhelm our rear aspect and overshadow our property.

I would like to therefore object to the current proposal and request consideration is made to further reducing the height and pulling the development further away from our boundary.

It is worth noting that the previous proposal which gained consent was mainly offset from our property and had a single storey pitched roof facing our direction, as opposed to the proposed high gable end, which helped to soften both the proximity and impact.

An objection has been received from Brain Watts in relation to the revised plans, stating:

The revised plans do not address the concerns that I raised in my previous objection. That is to say - the height and scale of the house are still completely out of proportion with the surrounding properties and more importantly they are totally out of character and incongruous not only with any of the surrounding properties, but also within the village scene as whole. Both the house and garage would still dwarf the surrounding properties which are for the most part bungalows to the north and east and it would adversely affect and dominate the listed buildings in Meadow lane to the west.

Conservation Area Application 11/00257/CON

The original application from this developer to demolish the existing bungalow "Seven Summers" was rejected on appeal to the Secretary of State. The concluding comments by the inspector stated....."

conclude that because the redevelopment scheme would harm the conservation area it is unacceptable; consequently consent should not be granted for the demolition of "Seven Summers." Nothing, in my opinion, has changed.

This proposed development has neither taste nor style and would not serve to enhance the character and appearance of the conservation area, on the contrary, it would destroy it and I oppose both applications.

I must also say that I am not averse to the principle of a property being erected on the site as long as it is modest in size, doesn't dominate other surrounding properties and is in keeping with the village.

1.	11/00257/CON	Seven Summers, Russell Hill, Thornhaugh, Peterborough. Demolition of dwelling.
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No Further Comments.

2.	11/00351/FUL	101 Garton End Road, Peterborough, PE1 4EZ. Installation of external canopy and play equipment – retrospective.
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Adjoining neighbour at 99 Garton End Road objects on the following grounds:

I and local residents feel that the external canopy to the side and rear of the property is totally out of keeping with the residential area. The structure is also very visible from within the conservatory (6 feet away) of our property at 99 Garton End Road, also very visible from our garden.

It has been constructed too high, with cheap looking materials, and is so large for a small bungalow .The choice of materials is not very pleasing to the eye. If small domestic canopies are constructed onto similar properties in a residential street they are normally over a doorway or access area, and smaller in size, not around the whole perimeter of the building.

What will stop the owners filling in the open aspect of the structure at a later date and using it as an amenity to their property, who would monitor such use and what action would be taken?

As stated the structure is only six feet away from our kitchen and living area, it will be used by parents delivering and collecting their children from the Day Nursery, congregating underneath, also the twenty four children at the nursery would be allowed to play under it causing inconsiderable noise pollution for us and other residents alike.

Will the nursery be allowed to open and function, whilst the tree house and canopies are in dispute? We feel these issues should be resolved beforehand. We do not want anyone starting to use the structure and looking into our garden or property, infringing our privacy.

Supporting information which was handed to Cllr North by Cllr Nadeem and subsequently received by Planning Services:

They haven't told us why they are referring the application for the hide but the canopy application they are referring because of the materials used in its construction. We have used wooden posts and corrugated clear plastic sheets for this. They are asking to change this to metal posts and different types of sheet.

Earlier they had objected to us having a metal fence on our boundary and we had to change it to a wooden fence at a very large, and in our opinion unnecessary cost, on the basis of it not being of domestic appearance. We feel that their recommendation of changing the wooden canopy posts to metal posts is totally contradictory to their earlier recommendation.

They are referring the banner application on the basis of it being too large. We feel it is of a standard size.

We are being offered support from early years, Ofsted and Pam Kreling our local councillor.

We feel the canopy and the hide are very important for our setting to provide quality childcare facilities and feel that they do not have any negative impact.

The canopy at the rear of the building provides shelter from the rain so that children can continue to use the outdoors in wet conditions. This is an invaluable facility that Ofsted and early years have commended us on.

The canopy at the side allows parents to park their buggies and cycles in shelter. If this facility was removed then parents will be forced to use their cars or taxis to and from nursery and this will not be in line with the national environment policy. We feel the removal of this facility will have a detrimental effect on the environment.

Supporting Information Submitted by PCC Childrens Services

From: Smith Jo
Sent: 06 June 2011 13:34
To: George Gemma
Subject: Shining Stars planning application

Dear Gemma

I am submitting some references regarding the EYFS (Early Years Foundation Stage) requirements for early years provision. This is in support of the planning application from Shining Stars Nursery on Garton End Road. I thought it would be useful for committee members to have this prior to the meeting held tomorrow.

The Early Years Foundation Stage states that there should be access to an outdoor play area. This must be provided on a daily basis unless circumstances make this inappropriate, for example unsafe weather conditions. This requirements means that for quality learning experiences children should be accessing outdoor play regardless of the weather conditions. The Canopy directly from the building into the garden provides appropriate shelter to enable the setting to meet the curriculum requirements of offering outdoor play through all weathers. During the winter months when the weather is wet children can access the outdoors and during the summer months when the weather is sunny the children can continue to experience the outdoor but within a safe environment the canopy provides from direct exposure to the sun.

Early Years and childcare providers are encouraged to provide high quality outdoor learning experiences for the children in their care. They are asked to provide appropriate outdoor equipment which is safe secure and yet provides an element of risk and challenge for the child. The tree house that Shining Stars has built was done so with these requirements in mind utilising the natural environment available. They have enclosed the underneath to provide a small quiet area for the children, the climbing element provides them with the opportunity to climb and use the slide. The setting by utilising the natural resources already in place i.e. the existing tree, has provided the children with a learning resource which supports many elements of the curriculum. If this piece of equipment were to be removed they would need to be looking to replace it with something that would meet the same requirements but removing some of the existing natural element it currently has.

The canopy at the side allows parents to bring and park buggys/ pushchairs. It would not be possible to house pushchairs/ buggys within the premises as this would cause a Health & Safety issue. The side canopy could be lowered to below the height of the external fence so could not be seen from the road but would still be an available space for parents to park buggys / pushchairs in a safe dry environment.

Shining Stars Nursery Pre- School

Early Years Foundation Stage

KUW pg 77

Enabling Environments, Create a stimulating environment that offers a range of activities which will encourage children's interest, both indoors and outdoors

Physical Development pg92

What physical development means for children:

- Physical development helps children gain confidence in what they can do
- Physical development enables children to feel the positive benefits of being healthy and active
- Physical development helps children to develop a positive sense of well-being

Positive relationships:

- Build children's confidence to take manageable risks in their play
- Motivate children and help them develop movement skills through praise, encouragement and appropriate guidance

Enabling Environments

- Provide equipment and resources that are sufficient, challenge and interesting that can be used in a variety of ways, or to support specific skills
- Allow sufficient space, indoors and outdoors, to set up relevant activities for energetic play.

Themes and commitments card

Enabling environments 3.3 the learning environment:

A rich varied environment supports children's learning and development. It gives confidence to explore and learn in secure, safe and yet challenging indoor and outdoor spaces

Child Development overview card

22-36 monthsDeveloping physical skills mean that children can now usually walk, climb and run, and join in active play with other children. This is an important time for learning about dangers and safe limits.

Unique child card 1.4

Effective practice

- Provide opportunities for children to explore, play and learn in a safe environment, remembering that children's mobility and movement are important in their development

Challenges and dilemmas

- Ensuring safety without stopping reasonable risk taking

Enabling environment card 3.3

The outdoor environment

- Being outdoors had a positive impact on children's sense of well-being and helps all aspects of children's development
- Being outdoors offers opportunities for doing things in different ways and on different scales than when indoors.
- It gives children first hand contact with weather, seasons and the natural world
- Outdoor environments offer children freedom to explore, use their senses and be physically active and exuberant.

Effective practice

- Help children to understand how to behave outside and inside by talking about personal safety, risks and safety of others.

Learning and Development card 4.9

Many Thanks

Jo Smith

Childcare Advisor / Childminding Network Co-ordinator
 EYFS and Children's Centre Services,
 Learning & Skills, Children's Services, Peterborough LA
 Peterborough City Council
 4th Floor, Bayard Place, Broadway
 Peterborough, PE1 1FD

2.	11/00359/ADV	101 Garton End Road, Peterborough, PE1 4EZ. Banner signage.
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Supporting information which was handed to Cllr North by Cllr Nadeem and subsequently received by Planning Services:

They are referring the banner application on the basis of it being too large. We feel it is of a standard size.

We are being offered support from early years, Ofsted and Pam Kreling our local councillor.

3.	11/00408/R3FUL	Welland Primary School, Scalford Drive, Welland, Peterborough. Existing school to be demolished following the erection of a new two form entry primary school on land within the curtilage of the existing school and on the open space area between Welland Primary School and Marshfields Primary School. A temporary classroom to be on site for the duration of the construction of the replacement school. The erection of four wind turbines on the new school buildings. The off-site provision of a marked out playing pitch on land within Woodfield Park.
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Response of the Highway authority:

Having reviewed the latest plans and information submitted, the LHA makes the following comments on the proposals;

- A revised swept path analysis plan is still required to demonstrate that the required vehicles can safely manoeuvre through the car park in forward gear.
- Details of the types of cycle stands and shelters to be used, and their locations within the site are still required – the LHA expects to see visitor's cycle parking provided immediately outside the entrance to the school building.
- The access width increase and the visibility splays have not been shown on a plan.
- The access alignment differs between plans 16606/P/S1 and 100 A. The alignment shown on plan 100 A is the one the LHA wishes to see implemented.
- Details of the road markings and signage etc to be used within the site will be required – it has still not been confirmed whether the site will be one-way or not. The swept path analysis will need to demonstrate that the circulatory areas can be used as a two-way system if that is what is being proposed.
- It is not a requirement that footways be provided adjacent to the access road as there are 2 alternative pedestrian accesses from Scalford Drive. It needs to be confirmed whether or not the footways are to be provided.
- The required zebra crossing (identified as a result of the TA) will need to be located in the vicinity of the existing speed cushions and central island, but off-set from the end of the new footpath into the site.

- It is noted that the access from Eastern Avenue has now been deleted from the scheme. The LHA would recommend that this access is re-instated within the scheme and is provided from the opening of the new building rather than being left to be re-visited at a future date. This access would be of great benefit to any pupils located in the catchment area to the south of the school as it saves having to walk all the way to Scalford Drive and back again to access the site. However, the provision of this access results in a requirement for pram crossings to be installed on both sides of Eastern Avenue to provide an uncontrolled pedestrian crossing. This could potentially require upgrading, or the recruitment of a School Crossing Patroller, in the future depending on the level of use. It was discussed previously that a condition could be appended to require the applicants to re-assess the provision of this route in the future dependent on the catchment area of the pupils attending the school, but the LHA would wish to see the access provided from day one. If this access were not re-instated into the scheme the LHA would be unable to recommend refusal of the scheme.

As can be seen, there are several points from previous LHA comments still to be addressed; nevertheless, it is possible to append conditions to address most of the outstanding issues.

In order to address most of these comments before the application is determined, a revised plan should be submitted to the LPA. This plan should show the layout of the parking area including:-

- The access realigned to accord with plan 100 A.
- The access widened to a minimum of 5.5m (ideally 6m).
- The number and location of motorcycle parking spaces being provided (if any).
- The swept path analysis of the revised parking layout to demonstrate that the coaches and refuse collection vehicles which visit the site can enter and leave the site in forward gear.
- Full details of the circulation routes within the site, including all signing and lining required to inform and enforce the direction of travel etc

If this information is submitted, please re-consult the LHA for amended conditions before the application is determined.

The LHA raises no objections to the proposals subject to the following conditions and informatives being appended to any permission granted;

Conditions:

1. **Cause danger or inconvenience (highway safety)**

Lighting shall be arranged so that no danger or inconvenience is caused to users of the adjoining public highways. Details of the proposed lighting shall be submitted to the Local Planning Authority and approved in writing prior to its first use.

Reason: To avoid glare/dazzle which could lead to danger to highway users, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

2. **Provision and retention of service area**

The building shall not be occupied until the service area shown on the approved plan (16606/P/S1) has been provided, and that area shall not thereafter be used for any purpose other than for the turning, loading and unloading of vehicles delivering to the new building.

Reason: In the interest of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

3. **Provision and retention of turning**

The new building shall not be brought into use until space has been laid out within the site for vehicles to turn so that they may enter and leave the site in forward gear, and that area shall not thereafter be used for any purpose other than the turning of vehicles.

Reason: In the interest of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

4. **Provision and retention of cycle parking**

Notwithstanding the details shown on the approved plan (16606/P/S1), prior to commencement of development, a scheme for the provision of cycle parking (for staff, students and visitors) including the types and locations of the stands and shelters, shall be submitted to and approved

in writing by the Local Planning Authority.

The new buildings shall not be occupied until these cycle parking areas have been laid out within the site in accordance with the approved details, and those areas shall not thereafter be used for any purpose other than the parking of cycles.

Reason: In order to promote the use of sustainable modes of transport in accordance with Policy T9 of the Adopted Peterborough Local Plan (First Replacement).

5. Construction and Demolition Management Plans

Notwithstanding the submitted information, prior to the commencement of the works on-site (either construction or demolition), a Construction Management Plan and a Demolition Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

These documents shall include amongst other matters:

- a noise management plan including a scheme for the monitoring of construction and demolition noise;
- a scheme for the control of dust arising from building, demolition and site works;
- a scheme of chassis and wheel cleaning for construction and demolition vehicles including contingency measures should these facilities become in-operative and a scheme for the cleaning of affected public highways;
- a scheme of working hours for construction, demolition and other site works;
- a scheme for construction and demolition access from the Parkway system, including measures to ensure that all construction or demolition vehicles can enter the site immediately upon arrival, adequate space within the site to enable vehicles to park, turn, load and unload clear of the public highway and details of any haul routes across the site;
- swept path analysis for construction and demolition vehicles manoeuvring within the site, and also for those vehicles travelling to and from the site at any tight bends or narrow areas along the access route.
- a scheme for parking of contractors vehicles;
- a scheme for access and deliveries including hours.

The development shall thereafter be carried out in accordance with the approved plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

6. Construct pedestrian/cycle access before occupation

The building shall not be occupied until the means of access for pedestrians and cyclists have been constructed in accordance with the approved plan 16606/P/S1.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

7. Junction visibility splays

Visibility splays clear of any obstruction over a height of 600mm above verge level shall be provided on either side of the junction of the proposed service/access roads with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 43m measured along the channel line of the public highway from the centre line of the proposed access road. (N.B. The channel line comprises the edge of the carriageway or the line of the face of the kerbs on the side of the existing highway nearest the new access).

Reason: In the interests of Highway safety, in accordance with Policies CS14, T3, and T5 of the Adopted Peterborough Core Strategy and T8 of the Adopted Peterborough Local Plan (First Replacement).

8. Setting back of gates

If gates are to be provided to the vehicular accesses they should be set back by 6m from the edge of the carriageway.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

9. Car Park Layout

Notwithstanding the details shown on the approved plans 16606/P/S1, prior to commencement of development a plan showing the layout of the parking area including:-

- The access realigned to accord with plan 100 A.

- The access widened to a minimum of 5.5m (ideally 6m).
- The number and location of motorcycle parking spaces being provided (if any).
- The swept path analysis of the revised parking layout to demonstrate that the coaches and refuse collection vehicles which visit the site can enter and leave the site in forward gear.
- Full details of the circulation routes within the site, including all signing and lining required to inform and enforce the direction of travel etc

shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented in full prior to the new school buildings being brought into use, and retained thereafter as parking and turning for the school and Acorn Centre. Reason: In the interests of Highway Safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

10. Temporary Car Park

Prior to commencement of development a plan showing the layout of the temporary parking area for staff and visitors of the school and Acorn Centre shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include:-

- Access of 5m width.
- Vehicle-to-pedestrian visibility splays of 2m x 2m on both sides of the access, free from any obstruction over 600mm in height.
- Vehicle-to-vehicle visibility splays of 2.4m x 43m
- Hard-surfacing of the access for a minimum of 5m from the edge of the carriageway.
- Any gates to the access being set-back by 6m from the edge of the carriageway.

The approved scheme shall be implemented in full before the existing access becomes used by construction traffic, and the temporary access and car park shall be removed and the land returned to its previous use on completion of the new car parking area.

Reason: In the interests of Highway Safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

11. Pedestrian visibility splays

Prior to commencement of development, a plan showing the required 2m x 2m vehicle-to-pedestrian visibility splays shall be submitted to and approved in writing by the Local Planning Authority. Before the widened access is brought into use, the visibility splays shall be provided on both sides of the accesses in accordance with the approve details, and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.

Reason: In the interests of Highway safety, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy and T8 of the Adopted Peterborough Local Plan (First Replacement).

12. Highway Works

Prior to commencement of development, a scheme for the required off-site highways works shall be submitted to and approved by the Local Planning Authority. The submitted scheme shall include all construction details, tying into existing carriageway, footways and footpath/cycleways and appropriate lighting, signing and lining and street furniture.

The main elements to the scheme will include (but not exclusively):-

- Provision of a zebra crossing on Scafford Drive in the vicinity of the existing traffic calming feature between Eastern Avenue and the site access.
- Removing the existing traffic calming feature comprising of 2 x speed cushions and the central island.
- Connections between the new pedestrian/cycle access routes into the site with the existing footpath/cycleway and footways.
- Widening the site access to a minimum of 5.5m, ideally 6m.

Reason: In the interests of highway safety, and to promote the use of sustainable modes of travel, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy and T4 of the Adopted Peterborough Local Plan (First Replacement).

13. School Travel Plan

The new school shall not be brought into use before a travel plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and will not generate adverse traffic to

the area, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy and T4 of the Adopted Peterborough Local Plan (First Replacement) and Planning Policy Guidance (PPG13 Planning and Transport).

Informatives:

1. Vehicular Crossings S184 Access Works

Highways Act 1980 - Section 184, Sub-Sections (3)(4)(9)

This development involves the construction of a new or alteration of an existing vehicular crossing within a public highway.

These works **MUST** be carried out in accordance with details specified by Peterborough City Council.

Prior to commencing any works within the public highway, a Road Opening Permit must be obtained from the Council on payment of the appropriate fee.

Contact is to be made with Vladimir Demcak on 01733 453421 who will supply the relevant application form, provide a preliminary indication of the fee payable and specify the construction details and drawing(s) required.

2. NR&SWA 1991

The development is likely to involve works within the public highway in order to provide services to the site. Such works must be licenced under the New Roads and Street Works Act 1991. It is essential that, prior to the commencement of such works, adequate time be allowed in the development programme for; the issue of the appropriate licence, approval of temporary traffic management and booking of road space. Applications for NR & SWA licences should be made to Peter Brigham – Street Works Coordinator on 01733 453578.

3. Off-site Highway Works S278 highway works agreements

The development involves extensive works within the public highway. Such works must be the subject of an agreement under Section 278 of the Highways Act 1980. **It is essential that prior to the commencement of the highway works**, adequate time is allowed in the development programme for; approval by the council of the designer, main contractor and sub-contractors, technical vetting, safety audits, approval of temporary traffic management, booking of road space for off-site highway and service works and the completion of the legal agreement. Application forms for S278 agreements are available from Vladimir Demcak on 01733 453421.

4. Wheel Cleansing

Informative associated with condition 6

The wheel cleansing equipment shall be capable of cleaning the wheels, underside and chassis of the vehicles. The road between the cleaning equipment and the public highway shall be surfaced either in concrete or blacktop and be maintained free of mud, slurry and any other form of contamination whilst in use.

5. S148 Penalty for depositing on highway

Highways Act 1980 - Section 148, Sub-Section C

It is an offence to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways). In the event that a person is found guilty of this offence, a penalty may be imposed in the form of a fine. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

6. S149 Penalty for depositing on highway

Highways Act 1980 - Section 149

If any thing is so deposited on a highway as to constitute a nuisance, the local authority may by notice require the person who deposited it there to remove it forthwith and if he fails to comply the Local Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order under this Section. In the event that the deposit is considered to constitute a danger, the Local Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction

Councillor Miners has submitted the following comments:-

Firstly, I am fully supportive of the proposed new school. However, a couple of minor queries have arisen from inspecting the plans. These are:-

- Concerned about the new pedestrian access into the school site from the new Eastern Avenue walkway being proposed between two residential properties. Concerns relate to Health & Safety, security design, hours of use, security to the adjoining properties etc.
- Also, the need to have a new pedestrian crossing at this location across Eastern Avenue. As the school will double in size and its catchment area will enhance significantly, the pedestrian school pupil need to cross Eastern Avenue (a very busy road at school times) will be high. Therefore, there is a need for a formalised crossing facility or for the presence of School Crossing Patrol Operatives to be at this location at appropriate times.

Cllr Miners has also been in discussion with the applicant Children Services in respect of the proposed school name, viability of the scheme and the design changes required to keep the scheme in budget, and the tendering process, these issues are not material planning issues that can be considered as part of the planning application.

Cllr Ash has asked for correspondence with Cllrs and the applicant Children's Services to be appended to the report, see below:-

From: Howard Brian

Sent: 31 May 2011 11:46

To: 'ADRIAN MINERS'; Cllr Holdich John

Cc: Cllr Sharp Keith; Lewis Jonathan; Cllr Seaton David; Boyd Claire; Cox Andy

Subject: RE: Forward Plan: June 2011 to September 2011

Adrian

Apologies for the delay in getting back to you re your email below.

The background is that PCC agreed with Partnerships for Schools (the governments agency for implementing the Academies and the Building Schools for the Future programme) that we like many other local authorities could use the Academy Contractor Framework to procure the contractor (now Kier) to build the OBA as well as our 2 BSF schools (i.e. Orton Longueville and Stanground) as well as schools in our Primary Capital Programme

The OBA was regarded as the sample school and the others as non sample schools. This was fully in accordance with EU procurement regulations and as agreed by PCC with Partnerships for Schools.

In order to ensure value for money from Kiers proposals we have both internal and external advisors to guide us in this respect benchmarking Kier's proposals against both local and national rates.

Throughout the last 2-3 years our own legal and procurement officers have been fully involved in this process to ensure we are compliant with regulations.

Brian

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]

Sent: 25 May 2011 22:42

To: Howard Brian; Cllr Holdich John

Cc: Cllr Sharp Keith

Subject: Fw: Forward Plan: June 2011 to September 2011

Hi,

In this document ...PCC is varying the Ormiston Bushfield Academy (OBA) Design & Build Contract with Kier Regional Ltd (trading as Kier Eastern) not only to allow design & build of the New Welland School ... but also the design and build of Orton Longueville School and Stanground College.

How can this be so?

Shouldn't there be further 'open competition' for these contracts?

Shouldn't these contracts be put out to tender?

I thought there was a financial threshold for awarding contracts without the need to "open up the process" and certainly a threshold when there was a need to "open up the process"?

Surely these additional contracts run in the millions....so why award these works to a Contractor who faced no other tenderers? There was no private competition for 'Bids' for these new builds.

How can all this be so & legal?

Look forward to a response in the near future.

Kind regards,
Cllr Adrian Miners

From: Clark Isabel
Sent: 25 May 2011 15:49
To: ExternalMem13
Cc: Cllr Saltmarsh Bella; Cllr Ash Chris; Howard Brian
Subject: RE: New Welland Primary School Presentation

Many apologies to you all – I was working from home on my lap-top at the time.

We are in discussions with the school about an acceptable alternative design. But in essence we will NOT be doing the complicated labyrinth under-croft, which will then not require the external air towers and the internal chimneys. We will not be constructing the solar attic or installing the experimental low-voltage double classroom. Some of the excessive landscaping and detailing will not be required as we will have less spoil as the excavations will be less. We are not pursuing the BREEAM out-standing rating.

The good news is that to most users and visitors they will not notice that some of this is not there. We were installing a lot of innovational Mechanical and Electrical works which would always have been in the background. The footprint and design layout will remain the same and we are working with the school to try to meet their requirements within our budget constraints. One of their requirements is for a Reception area with an impact; to announce this is a different place. The end date is also not compromised as there will be less foundation works.

Our focus for the next few days is the Planning Application that needs to be altered and re-assessed by officers to meet the Planning Committee deadline; which is why we have cancelled some of our meetings.

Hopefully we will be able to meet up with you all soon to explain why we are where we are and to share in the way forward for a new Welland Primary School.

Isabel

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]
Sent: 25 May 2011 14:24
To: Clark Isabel
Cc: Cllr Saltmarsh Bella; Cllr Ash Chris
Subject: Re: New Welland Primary School Presentation

Hi,

Please always copy-in my two Ward colleagues when we are discussing Welland School.

We work as a Team, and we all have a right to know ALL that is going on.

We need a bit more meat on the bone concerning 'detail'....so what is threatened/to be possibly trimmed back?

Kind Regards,
Cllr Adrian Miners

From: Clark Isabel <isabel.clark@peterborough.gov.uk>
To: ExternalMem13 <adrianjminers@btinternet.com>

Sent: Monday, 23 May, 2011 22:27:05
Subject: RE: New Welland Primary School Presentation

It's as Brian Howard says.....shocks at costs etc. We need to regroup and review. Still intending to deliver a school and have the same timescale. We will be in touch asap.

Isabel

From: ADRIAN MINERS [adrianjminers@btinternet.com]
Sent: 23 May 2011 18:02
To: Clark Isabel
Subject: Re: New Welland Primary School Presentation

Hi,
Any comments are appreciated.
Thank you
Cllr Adrian Miners

From: Clark Isabel <isabel.clark@peterborough.gov.uk>
To: ExternalMem13 <adrianjminers@btinternet.com>
Sent: Monday, 23 May, 2011 17:32:33
Subject: RE: New Welland Primary School Presentation

Thank you for copying me into this email.

I will assume no action is required from me; if this email does require my attention/action, please resend to me directly.

Isabel Clark

From: Clark Isabel
Sent: 26 May 2011 12:53
To: ExternalMem13; Howard Brian; Cllr Ash Chris; Cllr Saltmarsh Bella
Cc: Cllr Holdich John; Chambers Alison
Subject: RE: New Welland Primary School Presentation

The school is not convinced that there will be the footfall anticipated from this part of the estate. Even though streets are moved into the catchment area does not mean that pupils will make Welland a preference and end up in that school. It is an expensive option, in that we have to grub out the existing overgrown area, lay tarmac and erect fencing. It hasn't entirely been ruled out, but at this point we are considering all options.

There is a meeting being arranged for all ward councillors by Brian Howard. Hopefully all will be explained there.

As to name change.....this is the first I've heard of it. That is in the hands of the Governing body.

Isabel

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]
Sent: 25 May 2011 19:10
To: Clark Isabel; Howard Brian; Cllr Ash Chris; Cllr Saltmarsh Bella
Cc: Cllr Holdich John; Chambers Alison
Subject: Re: New Welland Primary School Presentation

Hi,
Many thanks for info.
Why are you unsure about proceeding with this part of the design?

Obviously someone is estimating the growth in school traffic to the new school....be it in car or on foot & someone must have a pretty good idea where the future potential school intake will come from, community wise?

Local Councillors would welcome sight of any info/papers/reports forthcoming from all involved PCC sections in the successful planning & delivery of this new school. Can this be arranged?

I believe a new school name is being proposed? Any info on the suggestions?

Kind Regards,
Cllr Adrian Miners

From: Clark Isabel <isabel.clark@peterborough.gov.uk>
To: ExternalMem13 <adrianjminers@btinternet.com>; Howard Brian <brian.howard@peterborough.gov.uk>; Cllr Ash Chris <chris.ash@peterborough.gov.uk>; Cllr Saltmarsh Bella <Bella.Saltmarsh@peterborough.gov.uk>
Cc: Cllr Holdich John <john.holdich@peterborough.gov.uk>; Chambers Alison <alison.chambers@peterborough.gov.uk>
Sent: Wednesday, 25 May, 2011 17:49:07
Subject: RE: New Welland Primary School Presentation

Both residents have been fully consulted and shown potential designs.....However, at this stage we may not go ahead with this part of the scheme. If this is agreed we will of course inform them.

If the numbers coming from this part of Dogsthorpe increase we could consider it later; this needs to be monitored. As far as I'm aware in all the talks with transport planners, no mention of a pedestrian crossing was made, but we do not have their final comments as yet.

Isabel

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]
Sent: 25 May 2011 14:10
To: Howard Brian; Cllr Ash Chris; Cllr Saltmarsh Bella
Cc: Cllr Holdich John; Clark Isabel; Chambers Alison
Subject: Re: New Welland Primary School Presentation

Hi,

I'm free on the 9th & 10th June and the evening of 8th June after 6pm.

Has anyone informed/consulted the two residential properties affected by this proposed pedestrian link from Eastern Avenue? If not, why not? If not, can this be done as a matter of urgency?

Kind Regards,
Cllr Adrian Miners

From: Howard Brian <brian.howard@peterborough.gov.uk>
To: ExternalMem13 <adrianjminers@btinternet.com>; Cllr Ash Chris <chris.ash@peterborough.gov.uk>; Cllr Saltmarsh Bella <Bella.Saltmarsh@peterborough.gov.uk>
Cc: Cllr Holdich John <john.holdich@peterborough.gov.uk>; Clark Isabel <isabel.clark@peterborough.gov.uk>; Chambers Alison <alison.chambers@peterborough.gov.uk>
Sent: Tuesday, 24 May, 2011 12:15:43
Subject: RE: New Welland Primary School Presentation

Cllr Miners

I will arrange a meeting very shortly to brief you – hopefully we can meet w/c 6 June 11.

Re the opening up of the footpath – this has been referred to Highways who are considering the off site highway requirements. A formal technical study has been completed and submitted as part of the planning process. We are though awaiting Highways formal response. As soon as we know we will advise everyone

Regards, Brian

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]
Sent: 23 May 2011 17:32
To: Howard Brian; Cllr Ash Chris; Cllr Saltmarsh Bella
Cc: Cllr Holdich John; Clark Isabel
Subject: Re: New Welland Primary School Presentation

Hi,

Be good if local councillors had knowledge of these further concerns over funding & what it will mean exactly?

Concerning the walkway into the school site, via this link from Eastern Avenue, I believe a Pedestrian Crossing will be necessary across this section on Eastern Avenue to enable safe passage of pupils/parents....particularly as the school will double in size. Comments please ASAP?

PCC had to install a pedestrian crossing on Newark Avenue, near its junction with Rowan Avenue to enable safe passage of TDA pupils travelling to school.....so the same here?

Kind Regards,
Cllr Adrian Miners

From: Howard Brian <brian.howard@peterborough.gov.uk>
To: Cllr Ash Chris <chris.ash@peterborough.gov.uk>; Cllr Saltmarsh Bella <Bella.Saltmarsh@peterborough.gov.uk>; ExternalMem13 <adrianjminers@btinternet.com>
Cc: Cllr Holdich John <john.holdich@peterborough.gov.uk>; Clark Isabel <isabel.clark@peterborough.gov.uk>
Sent: Monday, 23 May, 2011 9:20:26
Subject: RE: New Welland Primary School Presentation

Cllrs Ash, Saltmarsh and Miners

After discussions on Thursday and Friday with Cllr Holdich we have decided to put back the presentation by a month until later in June.

We have asked Kier to do some further work to the design to reduce the cost and improve the affordability of the scheme.

I will be in touch with you again to arrange another date / time for us to meet

Sincere apologies for any inconvenience

Brian

From: Cllr Ash Chris
Sent: 21 May 2011 19:50
To: Cllr Saltmarsh Bella; ExternalMem13; Howard Brian
Subject: RE: New Welland Primary School Presentation

Not sure if this will suit me , pretty tied up already but if is 5 will need to get away fro work early so will need to know no later than Monday 2pm if its going a head ,
It also depends where it is – is there a venue sorted?

From: Cllr Saltmarsh Bella
Sent: 16 May 2011 16:59
To: ExternalMem13; Howard Brian
Cc: Cllr Ash Chris
Subject: RE: New Welland Primary School Presentation

Ok will make 5pm but do have Govs meeting at 7pm at Dogsthorpe.

Bella Saltmarsh
Councillor for Dogsthorpe Ward
Tel 266466 or 07701060731

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]
Sent: 15 May 2011 21:07
To: Howard Brian
Cc: Cllr Saltmarsh Bella; Cllr Ash Chris
Subject: Re: New Welland Primary School Presentation

Hi,
25th at 5pm is ok
Thanks

From: Howard Brian <brian.howard@peterborough.gov.uk>
To: ExternalMem13 <adrianjminers@btinternet.com>
Sent: Friday, 13 May, 2011 17:11:12
Subject: RE: New Welland Primary School Presentation

Many thanks

The footpath has been the subject of much discussion and we will definitely cover this with you. There are a number of options we are considering with Kier on this and those options also respond to the requirements of John Middlemass who is the consultee from Cambridgeshire Police on "Secure by Design" and who provides guidance to the Planners.

I will await Cllrs Holdich, Ash and Saltmarsh to respond but hopefully we can meet on the 25th may say from 5pm?

I will get back to you on Monday

Brian

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]
Sent: 13 May 2011 16:58
To: Howard Brian; Cllr Miners Adrian ; Cllr Saltmarsh Bella ; Cllr Ash Chris ; Cllr Holdich John
Cc: Clark Isabel ; Chambers Alison ; Hayles, John ; Vinny.Rigby@uk.rlb.com; Griggs Robert
Subject: Re: New Welland Primary School Presentation

Hi,
For me it will have to be the 25th May.
Being fully supportive of the new build, I must as a local councillor raise one potential local issue on the plans I've seen. Namely, the footpath link into the new school site from Eastern Avenue between two residential properties...this may generate some 'issues' with these adjoining properties.
Need to know more about the footpath link design, its boundary/security design and its times of public open use & lock ability at other times.
Kind Regards,
Cllr Adrian Miners

From: Howard Brian <brian.howard@peterborough.gov.uk>
To: Cllr Miners Adrian <adrian.miners@peterborough.gov.uk>; Cllr Saltmarsh Bella <Bella.Saltmarsh@peterborough.gov.uk>; Cllr Ash Chris <chris.ash@peterborough.gov.uk>; Cllr Holdich John <john.holdich@peterborough.gov.uk>
Cc: Clark Isabel <isabel.clark@peterborough.gov.uk>; Chambers Alison <alison.chambers@peterborough.gov.uk>; " Hayles, John " <john.hayles@Kier.co.uk>; "Vinny.Rigby@uk.rlb.com" <Vinny.Rigby@uk.rlb.com>; Griggs Robert <robert.griggs@peterborough.gov.uk>
Sent: Friday, 13 May, 2011 16:47:57
Subject: New Welland Primary School Presentation

Cllrs Miners, Saltmarsh and Ash

I have discussed in the last few days with Cllr Holdich providing you all with a presentation of Kiers proposals for the design of the new Welland Primary School

Kiers contractual proposals are due to be received by PCC on 20 May 2011

I am looking for Kier to provide a 2hr (max) presentation on the 25th or 26th May (an early evening session may be appropriate from say 5 or 6pm?)

Perhaps you would be able to get back to me over the weekend with your availability on these days

I look forward to hearing from you

Brian

PS – Just as further background information:

- The planning application for the school is due to be heard by Planning Committee on 7 June 2011
- The project team are working to a programme to agree the contractual arrangements with Kier by 17 June 2011
- We anticipate that Kier would start on site from 11 July (site set up) and start on site the works in earnest once the school holidays have commenced from 25 July

Ormiston Bushfield Academy and BSF Programme Manager

Tel 01733 863976 (off)

Tel 07920160300 (bus)

Tel 07793535683 (per)

From: Clark Isabel

Sent: 26 May 2011 12:56

To: ExternalMem13

Cc: Cllr Saltmarsh Bella; Cllr Ash Chris; Howard Brian

Subject: RE: New Welland Primary School Presentation

Not quite as 'green' but our usual aspect of 'greenness' will be incorporated – sedum roof, rain water harvesting and it may have an air-source heat pump rather than bio-mass.

Yes, we are committed to a totally new experience of education for the youngsters attending this school from what they have now. It will be exciting.

Isabel

From: ADRIAN MINERS [mailto:adrianjminers@btinternet.com]

Sent: 25 May 2011 19:17

To: Clark Isabel

Cc: Cllr Saltmarsh Bella; Cllr Ash Chris; Howard Brian

Subject: Re: New Welland Primary School Presentation

Hi,

Appreciative of the info.

Please keep it coming.

So the school will not be as "green" as first envisaged?

I personally was looking forward to ALL the ideas coming into fruition.....a real different school, to stand out from the norm!

Pity we are trimming back on innovation.

Kind Regards,

Cllr Adrian Miners

4.	11/00477/FUL	171 Mayors Walk, West Town, Peterborough, PE3 6HB. Construction of 3 bed detached dwelling.
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ITEM WITHDRAWN

5.	11/00608/FUL	45 High Street, Maxey, Peterborough. Construction of 2 x four bed semi-detached cottages.
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Description.

The committee report description should read ‘Construction of 2 x four bed semi-detached cottages’ and not the erection of 3x dwellings.

Representation

Two additional representation has been received since the draft committee report. The Parish have commented;

‘Maxey Parish Council notes that this application is going to the Planning Committee on the 7th June. The Council at a meeting on the 31st May resolved to make the point that this application is little different from the original one that was opposed on the grounds of over development. Maxey Parish Council is aware that a resolution to the site has to be found but expects that all future infill applications are to be in keeping with the village.’

The Barn, High Street states;

‘Further to your correspondence dated 20/05/11 regarding the above planning application at 45 High Street, Maxey, Peterborough I would like to object to the following:

Whilst in principal I think this is a far better application than the previous one and welcome this alternative, I would want to be assured that the building will be constructed using stone, colleyweston slate or similar materials to keep the cosmetic appearance similar to the street scene enjoyed and in keeping with the Listed Buildings that surround it.

My objections are based on the first floor window that is situated on the East elevation facing Woodgate Lane of Bedroom 1. As this is a secondary window in the room (the primary one faces High Street) and it clearly intrudes on the garden of my adjacent property, The Barn, I would ask for this to be removed or at the very least be stipulated to be in frosted glass.

In addition, whilst I acknowledge that the current approved planning application enjoys vehicle access from Woodgate Lane (albeit the original bungalow that was on the site had a driveway from the High Street) and the proposed application has vehicle access from the same, having lived at this point for 7 years, I struggle with the safety aspect of vehicles exiting the properties safely. In particular as Woodgate Lane has a number of ramblers, dog walkers and children that use this road frequently. I still believe that this is an accident waiting to happen!’

Plans

Further to committee site visits concerns were raised regarding the accuracy of the plans given history of the site. The layout is based on both topographical surveys and land registry details, and has been discussed between the Agent and Highways regarding the siting of the building and boundary wall/treatments in proximity to the grass verge on Woodgate Lane. The plans are considered accurate.

Peterborough City Council
Operations Directorate
Planning, Transport and Engineering Services

FROM: Sarah Hann
453452

TO: Matt Thomson

My Ref: SHH/11/00608/FUL
Final Comments

Your Ref: 11/00608/FUL

Date: 27th May 2011

Copies:

Consultation on a Planning Application for

Construction of 2 x four bed semi-detached cottages
45 High Street, Maxey, Peterborough

Drawing Numbers: 564-37-SP01 D

Response of the Highway authority:

Having reviewed the revised plan submitted, the LHA raises no objections to the proposals, subject to the following conditions and informatives being appended to any permission granted;

Conditions:

1. Provision and retention of parking

The dwellings shall not be occupied until the areas shown on plan 564-37-SP01 D for the parking (2 spaces per dwelling) and turning of vehicles have been drained and hard-surfaced in accordance with details submitted to and approved in writing by the Local Planning Authority, and those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles, in connection with the use of the dwelling.

Reason: In the interest of Highway safety, in accordance with Policies T9, T10 and T11 of the Adopted Peterborough Local Plan (First Replacement).

2. Construct accesses before occupation

The buildings shall not be occupied until the vehicular access (to Woodgate Lane) of 5m width has been constructed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

3. Access to be ungated

The vehicular access to Woodgate Lane hereby approved shall be ungated.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

4. **Pedestrian visibility splays**

Before the dwellings are occupied or the new access brought into use, the vehicle-to-pedestrian visibility splays as shown on plan 564-37-SP01 D shall be provided on both sides of the accesses and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 1m x 1m measured from and along respectively the highway boundary.

Reason: In the interests of Highway safety, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy and T8 of the Adopted Peterborough Local Plan (First Replacement).

Informatives:

1. **Numbering and Naming**

Public Health Act 1925 S17-18

The development will result in the creation of new street(s) and/or new dwelling(s) and/or new premises and it will be necessary for the Council, as Street Naming Authority, to allocate appropriate street names and property numbers. Before development is commenced, you should contact Kim Everett on (01733) 453476 for details of the procedure to be followed and information required. This procedure is applicable to the sub-division of premises, which will provide multiple occupancy for both residential and commercial buildings.

Please note this is not a function covered by your planning application but is a statutory obligation of the Local Authority, and is not chargeable and must be dealt with as a separate matter.

2. **Vehicular Crossings S184 Access Works**

Highways Act 1980 - Section 184, Sub-Sections (3)(4)(9)

This development involves the construction of new or alteration of existing vehicular crossings within a public highway.

These works **MUST** be carried out in accordance with details specified by Peterborough City Council.

Prior to commencing any works within the public highway, a Road Opening Permit must be obtained from the Council on payment of the appropriate fee.

Please contact Brian Rowcroft, Area Highway Inspector on 01733 747474 for more information.

3. **NR&SWA 1991**

The development is likely to involve works within the public highway in order to provide services to the site. Such works must be licenced under the New Roads and Street Works Act 1991. It is essential that, prior to the commencement of such works, adequate time be allowed in the development programme for; the issue of the appropriate licence, approval of temporary traffic management and booking of road space. Applications for NR & SWA licences should be made to Peter Bringham – Street Works Coordinator on 01733 453578.

4. **INF53 S148 Penalty for depositing on highway**

Highways Act 1980 - Section 148, Sub-Section C

It is an offence to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways). In the event that a person is found guilty of this offence, a penalty may

be imposed in the form of a fine. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

5. INF54 S149 Penalty for depositing on highway
Highways Act 1980 - Section 149

If any thing is so deposited on a highway as to constitute a nuisance, the local authority may by notice require the person who deposited it there to remove it forthwith and if he fails to comply the Local Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order under this Section. In the event that the deposit is considered to constitute a danger, the Local Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

Signed 

Date 27/05/11
Datalog No. 12800

11/00256/FUL & 11/00257/FUL – SEVEN SUMMERS – EMAIL FROM MR HEIN

1. Appearance

The proposed revised design has not solved the problem of the scale of the development and would still, by virtue of its uncharacteristic detailing and layout, create an incongruous development that is not in keeping with surrounding properties or area. The design should reflect local vernacular architecture in scale, form, layout, proportions, materials and detailing.

2. Privacy

The ground level of the Seven Summers plot is 0.75 metres higher than the plot of The Shieling

The height, 10.3m, form, and massing of the proposed development create an unacceptable perception of overlooking and overbearing impact on neighbouring properties. The design of the building shows an opening window on the first floor, a feature that would overlook our back garden resulting in the loss of our privacy.

3. Loss of light

The erection of a building, with a ridge height of 10.3m, would result in the loss of afternoon and evening sunlight in our back garden.

4. The new design is not in keeping with the Peterborough Design Guide.

5. The main body of the house is 2 ½ storeys.

6. The new dwelling has not been designed with minimal impact in terms of good neighbourliness and physical presence.

Mr E Hein

Figure 1 –View through our living room French doors, which look straight out onto Seven Summers and proposed development.

The red lines approximate the outline the proposed development and the yellow lines the existing permission property.

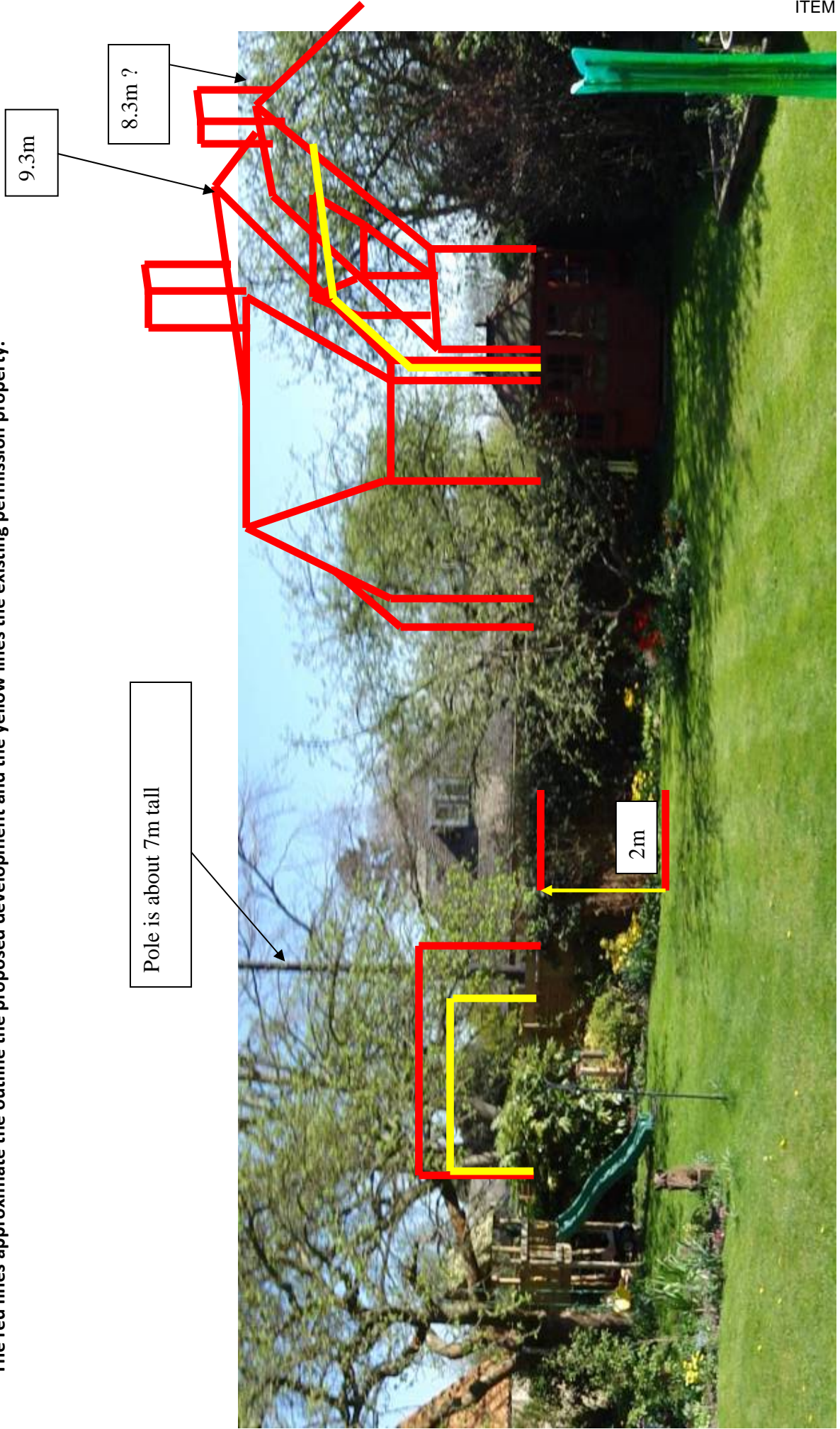


Figure 2 – Our living room directly overlooks the proposed development.

Our recent extension had to be low to maintain the character of the streetscene and not impose on the older part of our listed house.

The proposed height of the new property is shown for comparison.



11/00408/R3FUL – WELLAND PRIMARY SCHOOL – EMAIL FROM COUNCILLOR ASH

I apologise to committee for adding comments so late in the day, Although concerned that report did not include comment from councillors - there in fact have been several e-mails seeking adjustment to the plans and raising various points between the applicant (the LEA) and Cllr Miners who has taken this up with backing from myself and Cllr Saltmarsh. I was told that that these will be made available to you via the update sheet. I had felt that this would be just about adequate for you to be able to come to an informed decision, but an e-mail sent yesterday has put doubts in my mind. And that there may be more information to come.

We have sought assurances that there will be provision for safe crossing for the children attending the school who need to cross Eastern Avenue. We would anticipate that this road will become busier once the nearby development in Western Avenue is finally completed. And that this development will no doubt become part of the catchment area for the school. Councillors Miners have also raised other concerns which, I also trust will be presented to you on the update sheet.

We have sought clarification from the applicant on their final proposals but meeting dates have not it seems been convenient for the applicant (i.e. the LEA) This led me to believe that the application was not ready to present to committee and was more than surprised that this had gone onto the list for you to consider at today's meeting. This also is partly why comments had not been by us directly to the planning officer.

The key point in an e-mail sent on Monday 6th read "I hope this week to arrange the date and time for Kier to present their design proposals to you. The planning application for the new school is also due to be heard at Planning Committee tomorrow"

I ask myself why this was not arranged prior to your meeting and wonder if this would have helped ward councillors assist in coming to a top notch plan for the local area and a beacon for planning and education. I am wondering if perhaps this application has come to you to soon and in the rush by the applicant it will result in a design and arrangement that could have been much better

I thank you for your time
Cllr Chris Ash

11/00408/R3FUL – WELLAND PRIMARY SCHOOL – EMAIL FROM COUNCILLOR MINERS

Hi,

Received the orange response form & accompanying Committee Report.

I believe my earlier comments, to other PCC Officers concerning the above application, will now be part of the Full Report going to councillors on the Planning & Environmental Protection Committee?

Please note the recent comments from my colleague Cllr Chris Ash.

I have expressed my support for the application from its earliest conception and welcome the development.

I have expressed concern over the possible pedestrian link into the school site from Eastern Avenue & the requirement for a formal pedestrian crossing along this busy road, near this access point, if the pedestrian through link is progressed.

I've also expressed concern over the loss of the 'general public open space between the two schools, but been assured some public access use will be allowed.

I have also declared an "Interest" in so far that I am a Trustee of Woodfield Park and have been consulted about the playing field arrangement on the Park in association with the new school.

Hopefully, all this above is now known to the Planning Dept?

One other query that has arisen recently concerns the perceived need, expressed by a few residents, is for some Scalford Drive School Crossing Patrol Operatives to be on duty outside the school during opening/closing times....noting the school intake will double in numbers & Scalford Drive can be a very busy & dangerous road at times.

Most parents take their children across Scalford Drive, opposite the Chinese Takeaway and do NOT use the remote crossing facility near the Redmile Walk flats. I personally do not see this "habit" changing radically with the new school....unless the main walkway into the school is linked with pedestrian facilities across the road! Further consideration should be given to the whole health & safety relationship involving Scalford Drive and the new school.

Kind Regards,
Cllr Adrian Miners