

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

TUESDAY 5 JULY 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 – 5 JULY 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	27	11/00230/FUL – PETERBOROUGH TOWN AND SPORTS CLUB, BRETTON GATE, BRETTON, PETERBOROUGH	Mr John Dadge (Barker Storey Matthews)	Agent
4.2	35	11/00225/FUL – PETERBOROUGH CITY LAWN TENNIS CLUB, PARK CRESCENT, PETERBOROUGH, PE1 4DX	Councillor John Peach Councillor John Shearman Ms Anne Brosnan (Broadway Residents Association) Mr A J Newell (Local Resident) Mr David Jervis (Local Resident) Mr John Dadge (Barker Storey Matthews)	Ward Councillor Ward Councillor Objector Objector Objector Agent
4.3	47	11/00695/FUL – ST THERESA'S HOUSE, MANOR HOUSE STREET, PETERBOROUGH, PE1 2TL	Councillor Mohammed Nadeem Mrs Margaret Randall (Local Resident) Ms Janet Tasker (Local Resident) Mr G H Taylor (Taylor Design)	Ward Councillor Objector Objector Agent

BRIEFING UPDATE

P & EP Committee 5 July 2011

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	11/00230/FUL	Peterborough Town And Sports Club, Bretton Gate, Bretton, Peterborough , Construction of two covered floodlit tennis courts.

Sport England:-

In terms of the broad principle of siting these courts at the above site, our views remain the same as contained within our original response dated 17 March 2011. We are satisfied that this facility constitutes adequate replacement for the former grass courts at the Park Crescent site, and we support the provision of additional indoor courts in the Peterborough area given the current poor levels of provision, as outlined in our earlier response. The proposal in principle therefore still meets exception E5 of our playing fields policy.

With regard to the revised siting indicated on the submitted plan, the decision to relocate the courts to the north-eastern boundary of the site is preferred to the original siting, as they will now adjoin the existing three outdoor floodlit courts on the site, which makes sense from an operational perspective.

Our only concern is with regard to the proximity of the proposed courts to the cricket boundary, as the indicative plans indicate that the courts will virtually adjoin the boundary as indicated on the submitted plans. Guidance contained within Sport England's technical guidance note 'Natural Turf for Sport' (2011) states that a distance of 2.74 metres (3 yards) should be maintained between a cricket boundary and any structure or obstruction, for safety reasons. This may require the boundary to be moved in this instance (assuming the plans submitted accurately reflect the actual position of the boundary on the ground) and if this is the case the applicants will need to ensure that standards also contained within the above document can be met with regard to minimum distances for adult cricket from the stumps to the boundary (45.72m). For reference, this document can be downloaded from the Sport England website at: http://www.sportengland.org/facilities_planning/design_guidance_notes.aspx?sortBy=alpha&pageNum=3

We would therefore recommend that any grant of planning permission is subject to a condition which requires the following further information:

1. Prior to work commencing on site a further plan to scale of not less than 1:500 should be submitted to, and approved by, the local planning authority, which indicates a minimum safety margin of 2.74 metres (3 yards) between the proposed floodlit tennis courts and the adjoining cricket boundary. This approved plan shall thereafter be implemented and maintained as such unless further written approval is obtained from the local planning authority. Any realignment to the cricket boundary required as a result of this requirement shall ensure that minimum standards contained within Sport England guidance 'Natural Turf for Sport' (2011) with regard to minimum distances from stumps to boundary can still be met.

Reason: To ensure adequate standards regarding cricket pitch provision can still be met on this site.

2.	11/00225/FUL	Peterborough City Lawn Tennis Club, Park Crescent, Peterborough, PE1 4DX , Construction of 2 x 4 bedroom and 1 x 3 bedroom detached prestige dwellings
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No Further Comments

3.	11/00695/FUL	St Therasas House, Manor House Street, Peterborough, PE1 2TL , Change of use to Undertakers (A1)
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No Further Comments

EMAIL FROM COUNCILLOR MOHAMMED NADEEM

Dear Chairman

I have been approached by a large number of residents of Manor House Street advising they are not happy with the funeral parlour proposed. They have highlighted a number of concerns and issues which have been listed below.

Residents of Manor House Street would like me to act as their Councillor, and write a letter and speak at the forthcoming Planning Committee Meeting regarding the above. To express the dismay that Residents feel, that our quiet residential street is going to be turned into a place dealing with the dead!

This funeral parlour is to be set right in the middle of a terrace of residential houses. According to the plan recently deceased people, will be brought here throughout the night, and prepared and laid out next door to us, in the middle of our row of terrace houses, where we are living. The Design and Access Statement declares "that it would be unusual for example that more than 2 funerals would depart from the site in a day, of which most will be weekdays, but some will be Saturday and Sunday"

But the expected 2 funerals every day, going regularly past Resident homes, with Residents continually confronted with coffins on hearses and people mourning, when they look out of their windows, or confronted by this on the street. This is going to create an intolerable atmosphere of depression, for Residents to live with, which will have a severe affect of depressing their lives with this permanent shadow of sadness, hanging over our street. Anyone with the minimum of sensitivity should understand this.

These Undertakers should be in a commercial area, not in a residential area, where it creates such a depressing environment for the Residents who live there.

Please can you take the above into consideration when reaching a decision for the proposed parlour.

Kind Regards
Cllr Mohammed Nadeem