



## PLANNING AND DEVELOPMENT COMMITTEE

Date: Tuesday, 5 December 2017

Time: 6.30 pm,

Location: Council Chamber - Council Chamber

Contact: Lisa Jerome x 2203

Members: Councillors: D Cullen (Chair), M Downing (Vice-Chair), L Briscoe, R Broom, L Chester, J Fraser, ME Gardner, L Harrington, G Lawrence, J Lloyd, A McGuinness, M McKay and M Notley

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### AGENDA

#### **PART 1**

**1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

**2. MINUTES - 31 OCTOBER 2017**

To approve as a correct record the Minutes of the meeting of the Committee held on 31 October 2017 for signature by the Chair.

Pages 3 – 12

**3. THE MARCH HARE, BURWELL ROAD, STEVENAGE**

To consider an application for the erection of 6no. two bedroom and 9no. one bedroom flats with associated parking.

Pages 13 – 28

**4. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

Pages 29 – 30

**5. INFORMATION REPORT - DELEGATED DECISIONS**

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

Pages 31 – 64

**6. URGENT PART I BUSINESS**

To consider any Part I Business accepted by the Chair as urgent.

**7. EXCLUSION OF THE PRESS AND PUBLIC**

To consider the following motions that:

1. Under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in paragraphs 1-7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

**8. URGENT PART II BUSINESS**

To consider any Part II Business accepted by the Chair as urgent.

## STEVENAGE BOROUGH COUNCIL

### PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday, 31 October 2017

Time: 6.30 pm

Place: Council Chamber - Council Chamber

**Present:** Councillors: David Cullen (Chair), Michael Downing (Vice-Chair), Lloyd Briscoe, Rob Broom, Laurie Chester, James Fraser, Michelle Gardner, Liz Harrington, Graham Lawrence, John Lloyd, Andy McGuinness, Maureen McKay and Margaret Notley

**Start / End Time:** Start Time: 6.30 pm  
End Time: 7.40 pm

#### 1. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies were submitted on behalf of Councillor Doug Bainbridge.

#### 2. **MINUTES - 5 SEPTEMBER 2017**

It was **RESOLVED** that the minutes of the Planning and Development Committee held on 5 September are approved as a correct record and signed by the Chair.

#### 3. **APPLICATION 17/00653/FP ALMONDS LANE CEMETERY, ALMONDS LANE, STEVENAGE**

The Committee considered an application for the change of use of public amenity land to woodland burial site.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Senior Planning Officer gave an introduction to the Committee. He advised that the application sought planning permission for an extension of the existing cemetery onto the application site and would provide a new woodland burial site. The application did not propose any new buildings and would utilise the existing cemetery facilities. In addition, the proposal would comprise of an internal pathway through the site which would connect to the existing internal footpath connections with Almond Lane Cemetery.

The Senior Planning Officer gave an oral and visual presentation to the Planning Committee. It was advised that the development would not have a detrimental impact on the structural open space or designated Green Link. In addition, the Officer advised the committee that the proposal would not have a detrimental impact on the character and appearance of the area and the amenities of nearby residential properties. The Senior Planning Officer also explained to members that the proposal

would not prejudice highway safety, would not be susceptible to flooding issues and the development does not consist of or include the removal of any trees. Members were also advised that the proposal would also utilise mature planting in order to soften the appearance of the proposed boundary treatment and for the development to assimilate itself with the existing cemetery.

In relation to concerns relating to the water table and potential public health risk, the Committee was advised that the Environment Agency had been consulted and considered that the proposed development would be acceptable subject to the inclusion of a condition regarding the burials which would ensure that all ground water would be protected and as such, would be no risk to the wider environment.

It was **RESOLVED:**

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Location Plan; Proposed Site Layout
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place, including site clearance, until full details of the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development the boundary treatment shall be erected as approved and shall thereafter be permanently retained and maintained.
4. No development shall take place, including site clearance, until details of the hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme shall, as approved, be carried out in the first planting season. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary to continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.
5. The hard landscaping scheme as approved by the Local Planning Authority shall be implemented within six months after the first use of the development hereby permitted has commenced.
6. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours. These times apply to work, which is audible at the site boundary.
7. All burials at the cemetery shall be:-

- A minimum of 50m from a potable groundwater supply source;
- A minimum of 30m from a water course or spring;
- A minimum of 10m distance from field drains;
- No burial into standing water and the base of the grave must be above the local water table.

**4. 17/00568/FP - 76 HOPTON ROAD, STEVENAGE**

The Committee considered an application for the Change of use of public amenity land to private residential land.

The Principal Planning Officer gave an introduction to the Committee. The Committee noted that the application was for the change of use of the land and the erection of 1.8m high fencing to form an area of additional rear garden space.

The Chair then invited Mrs Gilbert, owner of no 74 Hopton Road, objector, to address the Committee. Mrs Gilbert's representations related to the fact that they had been unable to purchase the area of land as part of a previous application. She also advised the Committee that there would be an impact on their own boundary fencing and requested that the Committee consider this as part of their deliberations.

The Chair thanked Mrs Gilbert and invited the Principal Planning Officer to continue.

The Principal Planning Officer then gave an oral and visual presentation and advised the Committee that the issue of boundary treatment between the two properties at no 74 and no 76 Hopton Road was a civil matter and should not impact on the consideration of the application. Officers advised that it was considered that the application would not be detrimental to the character and appearance of the area.

It was **RESOLVED:**

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: Site location plan.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The approved area of land, shown red on the approved site location plan shall be enclosed by timber fencing no higher than 1.8m in height unless otherwise agreed in writing by the Local Planning Authority.

**5. 17/00094/FP - LAND AT REAR OF 15 BEDWELL CRESCENT, STEVENAGE**

The Committee considered an application for the erection of 1no. two bedroom dwelling; erection of a part two storey, part single storey rear extension and a single storey front and side extension to existing dwelling; and change of use from public amenity land to residential.

The Principal Planning Officer gave an oral and visual presentation to the Committee.

The Committee was advised that the application sought planning permission for the erection of a two bedroom detached dwelling which would be constructed immediately to the side of the existing property. This would require the demolition of the existing single storey side projection and would require the change of use of existing public amenity land to provide access to the front of the property.

Following concerns from Members regarding the removal of the Maple tree to the front of the property, officers advised that they had consulted the Council's Arboricultural Manager who had advised that although he was not keen on seeing the Maple tree removed, he believed that re-planting with an instant size Silver Birch would be a good compromise. In relation to the two Acer trees to the rear/side of the property it was recommended that the size be reduced to minimise the impact on the development.

Officers advised that it was considered that the proposal would have an acceptable impact on the character and appearance of the area and would not unduly harm the amenity of the occupier of the neighbouring property. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of car parking for the proposed new dwelling.

It was **RESOLVED** that Planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plan: 2012/23/01RevB
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the dwelling and extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The scheme shall also include a schedule of works for the trees on the boundaries of the application site. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.

5. Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
6. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.
7. If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The local planning authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

8. No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
9. No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
10. Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.

11. Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the new dwelling is occupied.
12. The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
13. The access shall be 4.5m wide.
14. The access shall be constructed in a hard surfacing material for the first 4.8m from the back edge of the footway.

**6. 17/00549/FPM - FUJITSU SERVICES, CAVENDISH ROAD, STEVENAGE**

The Committee considered an application for a single storey extension to the existing Fujitsu Data Centre. The application comes before the planning committee for consideration as it is a major application.

The proposed building would measure approximately 21.20m in length and span 66.90m in width with a floor area of approximately 1,384 sq.m. In terms of height, the proposed building, as measured from finished ground floor level, would be approximately 4.1m. The structure would be located adjacent to the existing data hall which would be connected via a bridge walkway and positioned 18.88m from Cavendish Road.

The Council's Environmental Health Section had advised that as there was some contamination of the site, the applicant would need to undertake an assessment to find the extent of the contamination and to advise on any mitigation measures. Given the nature of the development, they may choose to leave this in situ but this will need to set out in their assessment.

Officers reported that it was considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. Furthermore, the proposed development would not have a detrimental impact on the character and appearance of the site and the visual amenities of the wider area. The proposed development would not harm the amenities of residential properties nor prejudice the safety and operation of the highway network as there would be sufficient off-street parking following the implementation of the development. Further to this, the proposed development, subject to an appropriate condition, would have adequate sustainable drainage scheme which would ensure that surface water run-off is managed on the site and does not overload the existing mains sewer or cause flooding related issues. Finally, it was not considered that there would be any significant risks from contamination on the site



It was **RESOLVED** that Planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

0453 FTS STE10b – 1003 T02; 0453 FTS STE10b – 1102 T01; 0453 FTS STE10b – 1110 T01; 0453 FTS STE10b – 1120 T03; 0453 FTS STE10b – 1121 T03; 0453 FTS STE 10b – 1122 T03; 0453 FTS STE10b – 1126 T03; 0453 FTS STE10b – 1140 T04; 0453 FTS STE10b – 1150 T04; 0453 FTS STE10b – 1151 T02; 0453 FTS STE10b – 1152 T01; 0453 FTS STE10b – 1153 T01; C170614-400 P1; C170614 – 202 P1; C160714 – 204; 0453 FTS STE10b – 2111 – PL T01.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The external surfaces of the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1140 T04 and 0453 FTS STE10b – 1151 T02.
4. The security fencing to secure and to enclose the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1003 T02 and 0453 FTS STE10b – 1151 T02.
5. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours.
6. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report Version 2, dated 21<sup>st</sup> September 2017 prepared by Pinnacle Consulting Engineers by providing a minimum of additional attenuation storage of 19m<sup>3</sup> and a maximum discharge rate of 110 L/s at 1 in 100 year rainfall event plus 30% for climate change.
7. Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on drawing number 0453 FTS STE10b – 1102 T01 shall be surfaced and marked out in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted.
8. Prior to first occupation of the development hereby permitted details of a maintenance and adoption plan for the underground surface water attenuation system shall be submitted to and approved in writing by the Local Planning Authority. The maintenance and adoption plan for the underground surface water attenuation system shall thereafter be carried out in accordance with the approved details and carried out during the lifetime of the development.

9. All soft landscaping works shall be carried out in accordance with the approved details set out in drawing number 0453 FTS STE10b – 2111 – PL T01 and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice.
10. Any trees or plants within the scheme of landscaping, which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
11. No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.
12. The Construction Management Plan prepared by Structure One Mission Critical dated 29/09/2017 and the Site Construction Compound detailed under drawing number C170614-400 P1 shall be implemented in accordance with the approved details and maintained for the duration of the demolition and construction phase of the development.
13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 14, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 15.
14. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
15. The approved remediation scheme must be carried out in accordance with its terms before the recommencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation

scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

**7. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

It was **RESOLVED** that the report is noted.

**8. INFORMATION REPORT - DELEGATED DECISIONS**

It was **RESOLVED** that the report is noted.

**9. URGENT PART I BUSINESS**

None

**10. EXCLUSION OF THE PRESS AND PUBLIC**

Not required

**11. URGENT PART II BUSINESS**

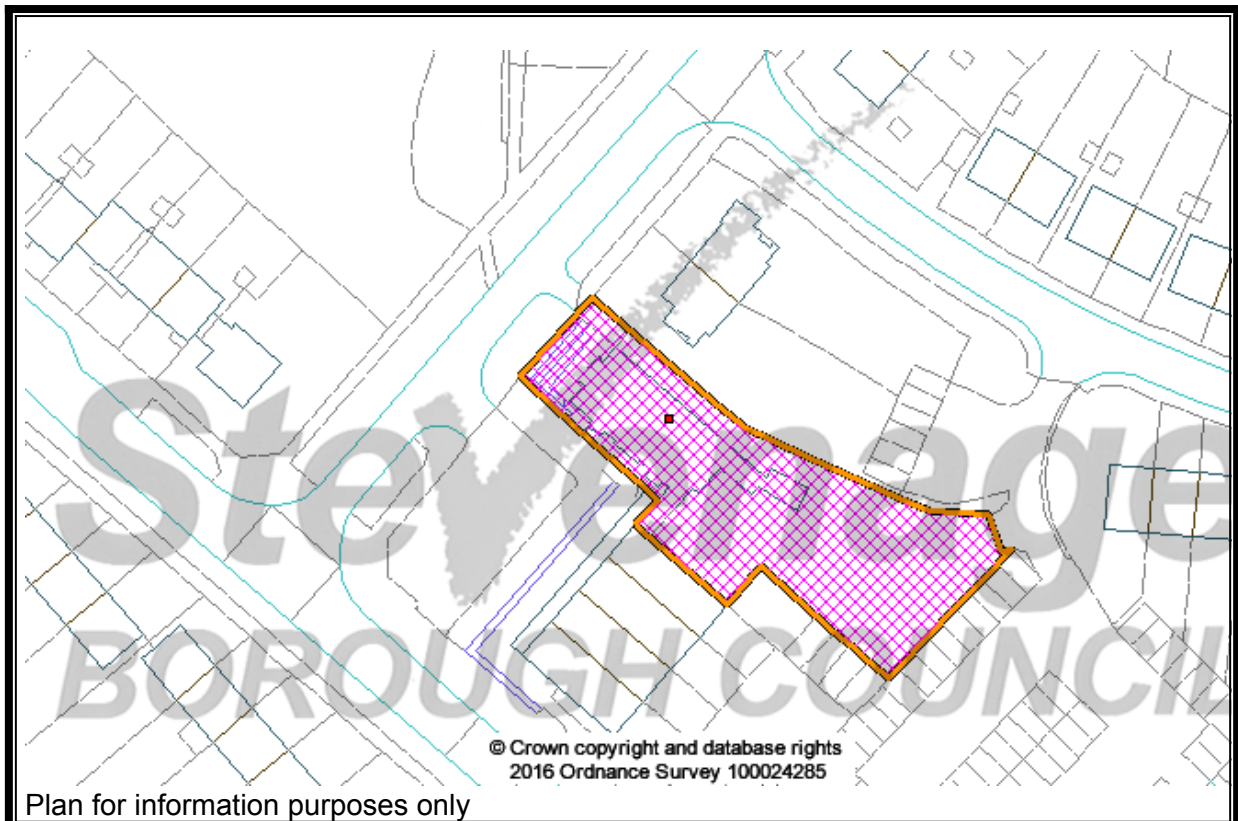
None

**CHAIR**

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<b>Meeting:</b>	<b>Planning and Development Committee</b>	<b>Agenda Item:</b>
<b>Date:</b>	<b>5 December 2017</b>	
<b>Author:</b>	<b>Clive Inwards</b>	01438 242837
<b>Lead Officer:</b>	<b>Zayd Al-Jawad</b>	01438 242257
<b>Contact Officer:</b>	<b>Clive Inwards</b>	01438 242837

Application No:	17/00586/FPM
Location:	The March Hare, 10 Burwell Road, Stevenage.
Proposal:	Erection of 6no. two bedroom and 9no. one bedroom flats with associated parking.
Drawing Nos.:	211A, 212, 213, 214A, 215A and 219.
Applicant:	Stevenage Borough Council
Date Valid:	17 August 2017
Recommendation:	GRANT PLANNING PERMISSION



## 1. SITE DESCRIPTION

- 1.1 The application site comprises the site of the former March Hare public house and its associated curtilage; however the site has now been cleared of buildings. The site is in the ownership of the Borough Council and is situated close to the junction of Burwell Road and

Shephall Way. The site is bounded to the north by no. 10A Burwell Road, to the east by a garage compound accessed off of Chertsey Rise, to the south by the shops in the Burwell Road Neighbourhood Centre, their car park and associated garage compound and to the west by Burwell Road. The former March Hare building was two storeys constructed from traditional bricks and tiles and had a vehicular access off of Burwell Road.

- 1.2 The application site comprises an area of 1,093m<sup>2</sup>

## **2. RELEVANT PLANNING HISTORY**

- 2.1 2/0122/61 Post sign and illuminated signs. Advertisement consent granted 8<sup>th</sup> August 1961.
- 2.2 2/0008/62 Erection of brick private garage. Planning permission granted 9<sup>th</sup> February 1962.
- 2.3 2/0115/62 Erection of brick private garage. Planning permission granted 19<sup>th</sup> July 1962.
- 2.4 2/0257/80 Conversion of off-licence bar, conversion of store to W.C. and new external elevational alterations. Planning permission granted 4<sup>th</sup> September 1980.
- 2.5 2/0400/90 Ground floor rear bar extension. Planning permission granted 11<sup>th</sup> July 1991.

## **3. THE CURRENT APPLICATION**

- 3.1 The current application seeks planning permission for the erection of a three storey building comprising 6no. two bedroom and 9no. one bedroom flats arranged with five flats on each level. It also includes 17 car parking spaces, associated landscaping and cycle and refuse storage. The proposed new flats are to be provided for affordable rent.
- 3.2 The building itself would be three storeys and would comprise two distinct but linked blocks with two ridges and a valley roof arrangement to each element (front and rear block). The building would utilise the slope of the site which rises up Burwell Road in a north-easterly direction but generally the front block of the building would be 8.2m in height to the eaves and 9.65m to the ridge. This element would be 13.8m in width and approximately 19m in length. The rear block would step down from the front block by half a level due to the difference in levels on the site but it would also be 8.2m in height to the eaves but would be 9.9m to the ridge. The element would be 16.2m in width and 9.3m in depth.
- 3.3 In addition to the building, the proposal also provides a cycle parking space for each unit in a lockable shed in the corner of the car park and a dedicated bin store on the north eastern boundary of the site. Vehicular access is proposed from the service road that leads off of Chertsey Rise to the Parker's Field garage compound. Pedestrian access would then be from the proposed car park and also from a dedicated access from Burwell Road.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 The application has been publicised by way of letters to adjoining premises, the erection of site notices at the site and a press notice. At the time of drafting this report three letters of objection had been received from the Shephall Dental Surgery, the owner of 10A Burwell Road and 10B Burwell Road. The grounds of objection can be summarised as:

- Concerned at the lack of parking as the parking in the roads of Burwell Road, Chertsey Rise and the Burwell shops and surrounding areas are always full or

overflowing and this can be a problem for the area. This impacts on the dental surgery as patients and staff find it difficult to park;

- We would be faced with a huge, ugly wall overlooking our properties which would block direct sunlight and daylight;
- The proposal is inconsiderate and unneighbourly. It would be overbearing and will significantly reduce daylight and sunlight into my house and garden;
- It is not acceptable that this building should be allowed to be built on the boundary line and it should be set back as the original pub was;
- It appears that the proposal would be 2m higher than the March Hare and the ridge height should be reduced to that of the neighbouring houses;
- The plans are not detailed enough to make an accurate assessment of the impact on neighbouring properties;
- The right to light would be compromised and a proper daylight and sunlight assessment has not been conducted.

## **5. CONSULTATIONS**

### **5.1 Hertfordshire County Council as Highway Authority**

- 5.1.1 Consider that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the recommended condition and a highway informative.

### **5.2 Hertfordshire County Council as Fire and Rescue Service**

- 5.2.1 Access for fire appliances and provision of water supplies appears to be adequate. Also fire hydrants need to be provided.

### **5.3 Thames Water**

- 5.3.1 Recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water advise that with regard to sewerage infrastructure capacity, they would not have any objection to the planning application.

### **5.4 Hertfordshire County Council as the Lead Local Flood Authority**

- 5.4.1 Following a review of the SuDS and Surface-Water Strategy dated September 2017, provided in support to this planning application, we can confirm that we have no objection in principle on flood risk grounds and advise the Local Planning Authority that the proposed development site can be adequately drained and mitigate any potential existing surface water flood risk if carried out in accordance with the overall drainage strategy. Conditions should be attached to the grant of any permission.

### **5.5 Archaeological Advisor**

- 5.5.1 We note that the standing structures appear to have been demolished already. There are no known heritage assets at, or close to the site. Therefore in this instance, it is considered that

the development is unlikely to have a significant impact on heritage assets of archaeological interest.

## **5.6 Parks and Amenities**

5.6.1 Further details of the soft and hard landscaping need to be provided.

## **6. RELEVANT PLANNING POLICIES**

### **6.1 Background to the Development Plan**

6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
- The Stevenage District Plan Second Review 2004.

The Council has now commenced work on the new Stevenage Borough Local Plan 2011-2031. The draft version of the Plan was published in January 2016 and is used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Site Specific Policies DPD, the draft Gunnels Wood Area Action Plan (AAP), the draft Old Town AAP, the Pond Close Development SPG, Stevenage West Masterplanning Principles SPG, the Gunnels Wood Supplementary Planning Document and the Interim Planning Policy Statement for Stevenage are no longer material considerations in the determination of all planning applications registered on or after Wednesday 6 January 2016.

6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.

6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in any emerging Development Plan Document, the adopted Development Plan policies currently continue to have greater weight.

### **6.2 Central Government Advice**

6.2.1 In March 2012 the National Planning Policy Framework (NPPF) was published and in doing so it replaced many documents including all Planning Policy Guidance Notes and Planning Policy Statements. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 215 of the NPPF applies which states that only due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.



- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.
- 6.2.3 In addition to the NPPF advice in the Planning Practice Guidance (March 2014) also needs to be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

### **6.3 Adopted Local Plan**

TW1 Sustainable Development  
 TW8 Environmental Safeguards  
 TW9 Quality in Design  
 TW10 Crime Prevention  
 TW11 Planning Requirements  
 H7 Assessment of Windfall Residential Sites  
 H8 Density of Residential Development  
 H14 Benefits of Affordability  
 T6 Design Standards  
 T12 Bus Provision  
 T13 Cycleways  
 T14 Pedestrians  
 T15 Car Parking Strategy  
 EN13 Trees in New Development  
 L15 Outdoor Sports Provision in Residential Developments  
 L16 Children's Play Space Provision in Residential Developments  
 L17 Informal Open Space Provision in Residential Developments  
 L18 Open Space Maintenance  
 NC2 Small Neighbourhood Centres

### **6.4 Stevenage Borough Local Plan 2011-2031 Publication Draft (Emerging Local Plan)**

Policy SP1: Presumption in Favour of Sustainable Development  
 Policy SP2: Sustainable Development in Stevenage  
 Policy SP5: Infrastructure  
 Policy SP6: Sustainable Transport  
 Policy SP7: High Quality Homes  
 Policy SP8: Good Design  
 Policy SP9: Healthy Communities  
 Policy SP11: Climate Change, Flooding and Pollution  
 Policy IT4: Transport Assessments and Travel Plans  
 Policy IT5: Parking and Access  
 Policy HO1: Housing Allocations  
 Policy HO7: Affordable Housing Targets  
 Policy HO8: Affordable Housing Tenure, Mix and Design  
 Policy HO9: House Types and Sizes  
 Policy GD1: High Quality Design  
 Policy FP1: Climate Change  
 Policy FP2: Flood Risk in Flood Zone 1  
 Policy NH7: Open Space Standards

## **6.5 Supplementary Planning Documents**

Parking Provision Supplementary Planning Document January 2012.  
Stevenage Design Guide 2009.

## **7. APPRAISAL**

7.1 The main issues for consideration in the determination of this application are the acceptability of the proposal in land use policy terms; the impact on the character and appearance of the area; the impact on the residential amenities of the occupiers of adjoining properties, highway safety issues and the adequacy of the proposed parking provision.

### **7.2 Land Use Policy Considerations**

7.2.1 The application site is designated as a small neighbourhood centre within the Stevenage District Plan Second Review 1991-2011 adopted 2004. Policy NC2 of the District Plan is therefore applicable and this states that “in the small neighbourhood centres (of which Burwell Road is one) the provision of convenience shopping will be encouraged. However, where it can be demonstrated that such uses are no longer viable other uses will be considered where they:

- a. provide a particular local service or additional housing; and
- b. are not detrimental to the principal shopping function; and
- c. do not have a detrimental effect on the surrounding environment or residential areas.”

The proposed development must, therefore, be considered having regard to policy NC2.

7.2.2 In accordance with this policy, the proposed development would not result in the loss of any convenience shopping and is not considered to be detrimental to the principal shopping function. Rather, the proposal would provide additional housing in accordance with criterion (a) and this in turn would support the principal shopping function of this small neighbourhood centre. Setting aside the environmental impact of the proposed development which will be considered later in this report, the proposed residential scheme is considered to be acceptable in relation to the criteria for small neighbourhood centres contained in policy NC2 of the District Plan.

7.2.3 There is no need to consider the loss of the public house which has been demolished and the site cleared since 2016.

#### National Planning Policy Framework March 2012 (NPPF)

7.2.4 The NPPF states at paragraph 49 that “housing applications should be considered in the context of the presumption in favour of sustainable development” and that “relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.” Taking these issues in turn, the site is considered to be in a sustainable location. Firstly, the application site lies approximately 2.2km to the south-east of Stevenage Town Centre and is immediately adjacent to the shops and services located within the Burwell Road small neighbourhood centre. Additionally, the site is in close proximity to an extensive network of cycle ways and footpaths. In terms of the pedestrian network there are footpaths along both Burwell Road

and Shephall Way and the site is also in close proximity to the dedicated cycle way that runs alongside Six Hills Way. The close proximity of the site to the designated cycle network ensures that it would be convenient to cycle from the site to local facilities, the bus and train station and the town centre.

7.2.5 With regard to passenger transport, there are bus stops in close proximity to the site, just to the west on Shephall Way and also to the north on Chertsey Rise. As such the application site is considered to be well served by bus routes. The railway station is located to the west side of the town, off of Lytton Way and approximately 2.5km from the application site. Additionally, the site is well served by local services and facilities. The Burwell Road small neighbourhood centre is immediately adjacent to the site and which contains a convenience store and takeaways and The Hyde large neighbourhood centre, which contains more shops and services, is only approximately 500m to the south of the site. The nearest schools are the Ashtree Primary School and Nursery, which is approximately 300m to the east of the application site and the Barnwell School East Campus 400m to the north-east of the application site. As such the site is well served by public transport and cycle and footway networks and also given the proximity to local services and facilities, it is considered to be in a sustainable location.

7.2.6 In relation to the five year supply of deliverable housing, paragraph 47 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The most up to date housing supply figures indicate that the Council is unable to provide a five year supply of deliverable housing and will not be able to until the Green Belt sites are released through the emerging Local Plan process. The fact that the Council is unable to meet its requirement to provide a five year supply of housing is thus a material consideration in the assessment of the application.

7.2.7 The fact that the site is considered to be in a sustainable location and that the Council is currently unable to provide a five year supply of deliverable housing sites are strong material considerations that significantly weigh in favour of the application.

### **7.3 Compliance with the Council's Housing Policies**

7.3.1 As the application site is not designated for housing in the adopted District Plan the application site is considered to be a 'windfall' site where policy H7 of the District Plan applies. Policy H7 sets out a number of criteria against which proposals for residential development on sites not allocated in the District Plan should be assessed against.

7.3.2 Firstly, as the site was formerly occupied by the March Hare public house, the site is considered to be previously developed land. The application site thus accords with the definition of previously developed land set out in Annex 2 of the NPPF. The NPPF states that previously developed land is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The NPPF also advises that a key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed. Further, as a previously developed site, the proposal would not result in the loss of any structural open space.

- 7.3.3 Criterion (c) of policy H7 states that there should be no detrimental effect on the environment and the surrounding or adjoining properties. This issue will be assessed in detail in the following sections considering the impact on the character and appearance of the area and the impact on neighbouring amenity.
- 7.3.4 Finally, policy H7 also requires that there is access to local facilities and that residential proposals include opportunities to access alternative forms of travel to private motorised transport. As shown in paragraphs 7.2.4 and 7.2.5 above the site has good access to local facilities and services, the public transport network and both the pedestrian and cycle networks. The site has been demonstrated to be in a sustainable location and as such would comply with criteria (d) and (e) of policy H7 of the District Plan.
- 7.3.5 The proposal is, therefore, considered to accord with all the criteria of policy H7 of the District Plan, with the exception of criterion (c) which will be assessed in later sections of this report.

#### **7.4 Emerging Planning Policy**

- 7.4.1 The Stevenage Borough Local Plan 2011-2031 (the emerging Local Plan) has been through an Examination in Public and the Inspector's Report has now also just been received. Accordingly, material weight can now be applied to the policies contained therein. Policy HO1/3 allocates the application site and the adjacent neighbourhood centre for housing development with a capacity of 20 units. As such, the proposal is in general accordance with this policy by providing 15 dwellings on part of the overall site and does not preclude further development coming forward on the remainder of the site.
- 7.4.2 Emerging policy HO7 sets an affordable housing target of 25% affordable provision on previously developed sites. As the proposal would provide all affordable units, it is considered to be fully in accordance with this policy. In addition to the provision of affordable housing, financial contributions are also required in accordance with the Hertfordshire County Council tool kit and contributions to Stevenage Borough Council for commuted payments towards the improvement of nearby outdoor sports facilities and the off-site children's equipped play area. These contributions can be captured through a s106 agreement or unilateral undertaking.
- 7.4.3 Emerging policy HO9 relates to house type and sizes and requires an appropriate range of market and affordable house types and sizes taking into account structural imbalances in the existing housing stock. The emerging Local Plan does set out that there will be a greater requirement for smaller residential units in the ratio of residential development to come forward and thus the proposal would accord with this by providing smaller, one and two bedroom units.
- 7.4.4 This policy also requires that proposals provide a density and character of development appropriate to its location and surroundings and significantly higher densities should be achieved in easily accessible locations. The proposal would provide 15 units on a site area of 1,093m<sup>2</sup> which therefore equates to a residential density of approximately 137 dwellings per hectare. This high density is obviously a result of the flatted nature of the scheme but given that the site has been shown above to be in a sustainable location, this high density approach is considered to be acceptable in principle in this location, subject to the specific impact of the proposal on the character and appearance of the area.

7.4.5 As well as being in accordance with Development Plan policy, the proposal is also therefore considered to be in accordance with emerging planning policy and would contribute to the Council's five-year supply of housing.

## **7.5 Impact upon the Character and Appearance of the Area**

7.5.1 The former public house was of a residential scale, with the two storey element of the building of a similar scale to the existing housing in the vicinity. It is recognised that the proposal would be of a markedly different character, introducing a larger, three storey building into the area. Although different, the proposal is considered to have an acceptable impact on the character and appearance of the area for the following reasons.

7.5.2 Firstly, the scale of the building is considered to be acceptable. Whilst it adopts a three storey approach, it utilises the difference in levels between this site and the properties to the north-east on Burwell Road. Accordingly, the eaves height of the proposed building would be positioned slightly below the ridge height of the neighbouring residential property no. 10A Burwell Road. As it adopts a shallow roof pitch and with the difference in levels the scale of the building in relation to the neighbouring residential properties is considered to be acceptable. Whilst the building would evidently be of a different scale to the existing retail units in the Burwell Road neighbourhood centre, this is considered to be acceptable as they would have different functions, the proposal being residential whilst the retail units are obviously commercial and there was obviously a difference in scale between these single storey units and former two storey public house in any case.

7.5.3 Secondly, it is recognised that the predominant residential character of the area is of semi-detached and terraced dwellings of two storeys with traditional pitched roofs. However, this site is considered to be able to accommodate a different, distinctive form of development given its position within the defined small neighbourhood centre and at a prominent junction between Shephall Way and Burwell Road. Although providing a different form of development in the shape of a flatted development, the proposal does reference the roof form of the neighbouring residential properties by providing dual-pitched roofs in the form of a double ridge and valley arrangement on both the front and rear blocks.

7.5.4 Finally, although the proposal is of a different, contemporary design, this design itself is not considered to be harmful. As the building proposed would obviously differ from the traditional two storey residential development in the area, it is critical that the building is well designed in its own right and uses high quality materials. To achieve this the mass of the building has been divided into two distinct sections (the front and rear blocks), utilising the difference in levels across the site. This would ensure that the proposed sections of building would have a width more closely matched to those of neighbouring residential properties. Additionally, the facades of the building have been designed to complement the development of the massing with the elevations designed to create a strong distinction between the gable ends and flank walls. The gable ends have been designed to be of a more domestic scale with a conservative brick finish. The flank elevations have been designed to highlight their variety by using variously sized areas of white render.

7.5.5 Key to achieving an appropriate design is the use of high quality materials. With a condition attached to the grant of any planning permission requiring samples of materials, the design of the building is considered to be acceptable and in accordance with policy TW9 of the District Plan, emerging policy GD1 and the NPPF which all require a high standard of design.

## **7.6 Impact upon Neighbouring Amenity**

- 7.6.1 In relation to the impact of the proposal on existing residential amenity, the most affected properties would be nos. 10A and 10B Burwell Road, no. 248 Shephall Way and no. 37 Parker's Field.
- 7.6.2 Firstly, it is recognised that the proposal would have an impact on nos. 10A and 10B Burwell Road and accordingly an assessment of the significance of this impact has to be made. In relation to any loss of privacy issues to these two neighbouring properties, the proposal has been designed to avoid any habitable room windows in its facing side (north-eastern) elevation. Only five windows and the entrance doors are included in this elevation and these serve a stair well and landing and, as such, would not result in any undue loss of privacy to either nos. 10A or 10B Burwell Road. Whilst balconies are included on the front and rear elevations of the proposed building, the balconies at the front would not overlook any of the private rear amenity space of no. 10A Burwell Road. The balconies at the rear have the potential to overlook the end of the rear gardens of both nos. 10A and 10B Burwell Road and accordingly a condition can be attached to the grant of any planning permission to ensure an effective privacy screen to be fitted to the side of the balconies which would mitigate against any undue overlooking of these neighbouring properties.
- 7.6.3 With regard to any loss of privacy to no. 248 Shephall Way, the balconies on the front elevation have the potential to overlook the rear amenity area of no. 248. However, again with the provision of privacy screens to the side elevations of the nearest balconies on the first and second floors, any overlooking from this oblique angle can be suitably mitigated against. Finally, on this issue the separation distance between the nearest balcony and the side elevation of no. 37 Parker's Field would be approximately 65m. This would be well in excess of the 25m back to side distance between existing and new dwellings for proposals of over two storeys in height set out in the Stevenage Design Guide. This relationship would therefore be acceptable. No. 246 Shephall Way is not in use as a residential property (it is the Shephall Dental Surgery) and therefore loss of privacy issues are not as important as if it were in residential use. However, again suitable privacy screens on the side of the nearest balconies on the rear elevation of the proposed building would mitigate any loss of privacy to the Shephall Dental Surgery.
- 7.6.4 In relation to the overbearing impact on no. 10A Burwell Road, it is recognised that the proposal would bring built form right up to the boundary of the site, whereas the former March Hare was offset off of this boundary to allow for access. However, the amount of built form right on this boundary would only extend for 11.1m and the majority of this would be adjacent to the side elevation of no. 10A Burwell Road with only approximately 3.6m projecting beyond the rear elevation of no. 10A. The remainder of the built form of the proposal would be offset off of the boundary by at least 2.3m. Whilst the proposal is considered to have an impact on no. 10A Burwell Road by reason of its proximity to the boundary, the short depth of projection of building actually on the boundary beyond the rear elevation of no. 10A, the offset off of the boundary of the majority of the building and the fact that no. 10A is, itself, offset off this common boundary would ensure that this overbearing impact would not be so detrimental to the neighbouring property to warrant a reason for refusal.
- 7.6.5 With regard to any loss of light to nos. 10A and 10B Burwell Road, the proposed building would easily pass the necessary 45 degree test on elevation for the relevant affected

windows at no. 10B Burwell Road. In relation to 10A Burwell Road again the built form would pass on the relevant elevation test. Further, taking a 45 degree line drawn from the nearest part of the proposed building, the centre of the nearest affected window at no. 10A Burwell Road would lie outside of this 45 degree angle and as such the impact on the light from sky currently enjoyed by the existing building is not considered to be unduly affected.

- 7.6.6 In relation to sunlight, the proposal would subtend an angle of 25 degrees measured from the centre of the nearest affected window at no. 10A Burwell Road. Accordingly, a full sunlight assessment has been undertaken on the proposal. This test demonstrates that the window would still receive more than 25% of annual probable sunlight hours. Accordingly, whilst it is recognised that there would be a loss of some afternoon and evening sunlight as a result of the proposal, the test demonstrates that this would not be adversely detrimental to the amenity currently enjoyed.

#### Future Residential Amenity

- 7.6.7 With regard to the nationally described space standards set out in the emerging Local Plan the proposed new dwellings have been designed to meet these minimum standards such that the nine, one bed (2 person) flats have an internal floor area of 50m<sup>2</sup>, the three, two bed (3 person) flats have an internal floor area of 61m<sup>2</sup> and the three, two bed (4 person) flats have an internal area of 70m<sup>2</sup>. Accordingly, a sufficient amount of internal accommodation is provided in accordance with emerging policy.
- 7.6.8 In terms of amenity space the proposal combines a mix of communal open space, private gardens and balconies and each unit would either have a private garden or a balcony. This arrangement is considered to be acceptable for a flatted scheme of this nature. Additionally, the amount of amenity space provided is above the minimum standard of 150m<sup>2</sup> necessary for a 15 unit development of this size as set out in the Stevenage Design Guide.

### **7.7 Impact on the Highway Network**

- 7.7.1 Hertfordshire County Council as Highway Authority has stated that the level of visibility from the existing access (that joins the service road to the garage compound to the rear) would be appropriate for the level of use it will receive and complies with Manual for Streets. It is also stated that the parking area conforms to HCC standards.
- 7.7.2 The Highway Authority has further stated the proposal is not considered to have a significant impact on the local highway network. Given this assessment the Highway Authority has stated that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to a condition to close off the existing access and reinstate the footway and which should be attached to the grant of any planning permission.

### **7.8 Parking Provision**

- 7.8.1 The proposal would provide 17 car parking spaces and 15 cycle parking spaces. 9 no. one bed flats and 6 no. two bed flats would require 18 parking spaces in accordance with the Council's Parking Provision Supplementary Planning Document (SPD). It is therefore recognised that the proposal is one space short of the Council's usual parking standards. However, this would provide one space per unit and two visitor parking spaces. Given that the proposal is only one space short of the Council's adopted parking standards and given

the sustainable location of the site, this is considered to be sufficient parking provision in this instance.

- 7.8.2 The cycle parking standard is one space per unit. As 15 cycle spaces are to be provided in a secure shed in a corner of the car park, this is entirely in accordance with the Parking Provision SPD.

## **7.9 Matters Raised in Representations**

- 7.9.1 The issues raised concerning overlooking, loss of daylight, sunlight, over-dominance and parking have been addressed in the paragraphs above. In relation to the stated 'right to light' this is a legal right which sits outside of the planning system and as such does not need to be considered further here. The report has demonstrated that the proposal would not result in an undue loss of daylight or sunlight. In relation to the comments of the Council's Parks and Amenities department, further detail of the soft and hard landscaping can be required through a condition attached to the grant of any planning permission.

## **8. CONCLUSION**

- 8.1 The proposed residential development of the site complies with the National Planning Policy Framework and both current Development Plan policy and the emerging Local Plan. It is considered that the proposal would have an acceptable impact on the character and appearance of the area and whilst the proposal would have an impact on neighbouring residential amenity, this is not considered to be sufficient to sustain a reason for refusal. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of car and cycle parking. Providing 15 units of affordable accommodation is welcomed and other developer contributions can be satisfactorily addressed through the use of a s106 agreement or unilateral undertaking.

## **9. RECOMMENDATIONS**

- 9.1 That planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement or unilateral undertaking to secure / provide financial contributions towards:-

- The provision of 25% affordable housing;
- Primary education and youth services;
- The improvement of outdoor sports provision;
- The provision of a contribution towards children's play space and the relevant open space maintenance sum;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 211A, 212, 213, 214A, 215A and 219.

**REASON:** - For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.



**REASON:** - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the relevant privacy screens for the side of the balconies. Development shall be carried out in accordance with the approved details.

**REASON:** - To ensure the development has an acceptable appearance.

- 4 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the building or the completion of the development whichever is the sooner.

**REASON:** - To ensure a satisfactory appearance for the development.

- 5 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To ensure a satisfactory appearance for the development.

- 6 No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To safeguard the amenities of the occupiers of neighbouring properties.

- 7 If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The Local Planning Authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

**REASON:** - To safeguard the amenities of any future occupiers.

8 No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

**REASON:** - Nesting birds are protected from disturbance under the Wildlife & Countryside Act 1981 (as amended).

9 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.

**REASON:** - To ensure that the retained trees and hedges are not damaged or otherwise adversely affected during site operations.

10 Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.

**REASON:** - To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

11 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the new dwelling is occupied.

**REASON:** - To ensure a satisfactory standard of development in the interests of amenity.

12 The development hereby permitted shall not be brought into use until the existing access to the former public house from Burwell Road has been closed and the footway reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

**REASON:** - In the interests of highway safety and amenity.

13 The development permitted by this planning permission shall be carried out in accordance with the approved SuDS and Surface-Water Strategy dated September 2017 and the following mitigation measures detailed within the drainage strategy:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event plus 40% of climate change event.

2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event providing a minimum of 37.5 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tanks.

3. Discharge of surface water from the private drain at the rate of 5 l/s into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**REASON:** - To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

14 No development shall take place until the final design of the drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles is completed and submitted to the Local Planning Authority and approved in writing by the Local Planning Authority. The scheme shall also include:

1. Final detailed engineering drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

2. Final calculations behind the proposed drainage plans in order to demonstrate that no flooding will take place during any rainfall event below and up to the 1 in 30 year rainfall event and that any flooding up to the 1 in 100 year event + 40% climate change allowance will be limited to informal flooding.

3. Exceedance flow paths for surface water for events greater than the 1 in 100 year + climate change.

4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

**REASON:** - To prevent the increased risk of flooding, both on and off site.

### **Pro-active Statement**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

## **10. BACKGROUND DOCUMENTS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.

2. Stevenage District Plan Second Review 1991-2011.

3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.

4. Stevenage Borough Local Plan 2011-2031 Publication Draft.

5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.

6. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.

7. Letters received containing representations referred to in this report.

**Meeting: PLANNING AND DEVELOPMENT  
COMMITTEE**

**Agenda Item: 5**

**Date: 5 DECEMBER 2017**

## **INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS**

Author – Linda Sparrow 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

### **1. APPEALS RECEIVED**

1.1 None.

### **2. DECISIONS AWAITED**

2.1 17/00224/FP. 8 Windsor Close, appeal against refusal of planning permission for a two storey rear extension.

### **3. CALLED IN APPLICATIONS**

3.1. None

### **4. DECISIONS RECEIVED**

4.1. None.

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.

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**Meeting:** PLANNING AND DEVELOPMENT  
COMMITTEE

**Agenda Item:**

**Date:** 5 DECEMBER 2018

**IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Linda Sparrow 01438 242838  
Lead Officer – Zayd Al-Jawad 01438 242257  
Contact Officer – Dave Rusling 01438 242270

The Head of Planning and Engineering has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 17/00329/FP  
Date Received : 17.05.17  
Location : On The Green Restaurant 11 High Street Stevenage Herts  
Proposal : Change of use from highway land to land associated with restaurant (Use Class A3) and erection of 4no mobile timber planters  
Date of Decision : 08.11.17  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 17/00394/FP  
Date Received : 13.06.17  
Location : 5 Letchmore Road Stevenage Herts SG1 3JH  
Proposal : First floor rear extension, erection of boundary fence, retention of 8 no. air conditioning units and 1 no. ground floor window on the north elevation.  
Date of Decision : 22.11.17  
Decision : **Planning Permission is GRANTED**

3. Application No : 17/00465/FP  
Date Received : 10.07.17  
Location : 53 Coventry Close Stevenage Herts SG1 4PD  
Proposal : Conversion of existing five bedroom dwelling into 1no two bedroom flat and 1 no 1 bedroom flat  
Date of Decision : 25.10.17  
Decision : **Planning Permission is GRANTED**
4. Application No : 17/00531/COND  
Date Received : 27.07.17  
Location : 24 Julians Road Stevenage Herts SG1 3EU  
Proposal : Discharge of conditions 15 (tree protection) and 17 (Demolition and Construction Method Statement) attached to planning permission 16/00608/FP.  
Date of Decision : 20.11.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 17/00571/FPH  
Date Received : 14.08.17  
Location : 16 Hillcrest Stevenage Herts SG1 1PN  
Proposal : Two storey rear and single storey front extensions  
Date of Decision : 20.10.17  
Decision : **Planning Permission is GRANTED**
6. Application No : 17/00581/FPH  
Date Received : 16.08.17  
Location : 52 Jupiter Gate Stevenage Herts  
Proposal : First floor side extension



Date of Decision 09.11.17  
:

Decision : **Planning Permission is GRANTED**

7. Application No : 17/00566/FP

Date Received : 14.08.17

Location : 377 Jessop Road Stevenage Herts SG1 5LX

Proposal : Change of use from amenity land to private residential land and erection of two storey side extension and a single storey rear extension to facilitate the conversion of existing dwelling into 2no one bedroom dwellings.

Date of Decision : 25.10.17

:

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed two-storey extension in order to create 1 no. one bedroom dwelling would by reason of its siting, design and prominent position where there are no other developments along Jessop Road of this nature, appear out of keeping and unduly prominent in the street scene to the detriment of the visual amenities of the area. Consequently, the proposal is contrary to policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policies HO5 and GD1 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).
2. The proposed development in order to create 2 no. one bedroom dwellings, combined with the subdivision of the plot, hard surfaced areas/parking spaces, boundary treatment to demarcate the private garden areas and contrived private amenity areas would result in an over development of the site to the detriment of the character and appearance of the site and the visual amenities of the area. Consequently, the proposal is contrary to policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policies HO5 and GD1 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).
3. The proposed development would result in a small, contrived private amenity space for the existing and proposed dwellinghouses to the detriment of the living standards of any future/owner occupiers of the dwelling houses. The proposed development would therefore be contrary to Policies TW8 and

TW9 of the adopted Stevenage District Plan Second Review 1991 - 2011, Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 - Publication Draft - January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

8. Application No : 17/00590/FPH

Date Received : 21.08.17

Location : 30 Broad Oak Way Stevenage Herts SG2 8QP

Proposal : Single storey front and rear extension

Date of Decision : 14.11.17

Decision : **Planning Permission is GRANTED**

9. Application No : 17/00604/FP

Date Received : 25.08.17

Location : Unit 4 Caxton Point Bessemer Drive Stevenage

Proposal : Change of use of the ground floor of the premises from B1 (Offices) to Sui Generis (Canine Day Creche)

Date of Decision : 20.10.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The benefits the proposed development generates would not outweigh the loss of this employment premises. This combined with the fact that there is likely to be demand for Office and Commercial floorspace over the emerging local plan period would put increasing pressure on a limited supply of employment space to accommodate any future growth for the town over the local plan period. Therefore, the proposed development would fail to accord with Policies E2 and E4 of the Stevenage District Plan Second Review 1991 - 2011 (2004), Policies EC2 and EC4 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016, the National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).

2. The proposed development would have insufficient off-street parking which is likely to result vehicles parking on-street which would prejudice the safety and operation of the highway network. Therefore, the proposed development would be contrary to Policies T16 and T15 of the Stevenage District Plan Second Review 1991 - 2011 (2004), Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016, the National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).

10. Application No : 17/00605/CLPD  
Date Received : 29.08.17  
Location : 346 Grace Way Stevenage Herts SG1 5AP  
Proposal : Certificate of lawfulness for single storey rear extension  
Date of Decision 20.10.17  
:  
Decision : **Certificate of Lawfulness is APPROVED**

11. Application No : 17/00606/TPTPO  
Date Received : 29.08.17  
Location : 1 Peartree Way Stevenage Herts SG2 9DP  
Proposal : Removal of 1no Hornbeam (T1) protected by Tree Preservation Order 97  
Date of Decision 24.10.17  
:  
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

For the following reason(s):

1. Insufficient reason or evidence has been provided to support the proposed removal of the Hornbeam tree which is considered to be in good condition and vigour. Furthermore, the tree is considered to be a high amenity value tree which is beneficial to the visual character of Valley Way and Peartree Way. Its removal would have a detrimental impact on the visual amenities of the area and, as such, the proposal does not accord with the advice in the Tree Preservation Orders: A Guide to the Law and Good Practice Addendum (2009) as well as the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008.

12. Application No : 17/00608/FPH  
Date Received : 30.08.17  
Location : 2 Morley Cottages Chells Lane Stevenage Herts  
Proposal : Erection of annexe  
Date of Decision 13.11.17  
:

Decision : **Planning Permission is REFUSED**

For the following reason(s);

13. Application No : 17/00609/LB

Date Received : 30.08.17

Location : 2 Morley Cottages Chells Lane Stevenage Herts

Proposal : Listed building consent for erection of annexe

Date of Decision : 16.11.17

Decision : **Listed Building Consent is REFUSED**

For the following reason(s);

1. The proposed annexe would have a harmful impact on the character, appearance, architectural interest and setting of this grade II listed building, contrary to the provisions of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (2012) and Policy SP13 of the emerging Local Plan, Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016.
2. The proposed two storey annexe by virtue of its positioning in front of the property, its size and scale and awkward design would not be subservient to the host property and would result in the loss of important views of the front of the original dwelling. Additionally, the proposal would not reflect the existing detailing of the original house and would introduce different materials. Accordingly, the proposed annexe would be detrimental to the Chells Lane street scene and would harm the character and appearance of the area. The proposal is, therefore, contrary to advice in the Stevenage Design Guide, policy TW9 of the Stevenage District Plan Second Review 1991-2011, emerging policies SP13 and GD1 of the Stevenage Borough Local Plan 2011-2031 Publication Draft as well as the National Planning Policy Framework (2012).

14. Application No : 17/00610/FPH

Date Received : 30.08.17

Location : 21 Windrush Close Stevenage Herts

Proposal : Single storey side extension

Date of Decision 01.11.17

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Decision : **Planning Permission is GRANTED**

15. Application No : 17/00616/FPH  
Date Received : 30.08.17  
Location : 21 School Close Stevenage Herts SG2 9TY  
Proposal : Retrospective planning permission for a garden pergola.  
Date of Decision : 25.10.17  
Decision : **Planning Permission is GRANTED**
16. Application No : 17/00611/FP  
Date Received : 31.08.17  
Location : Gratte Brothers Ltd 3 Crompton Road Stevenage Herts  
Proposal : Demoliton of existing office and erection of single storey office building and recladding of existing warehouse.  
Date of Decision : 26.10.17  
Decision : **Planning Permission is GRANTED**
17. Application No : 17/00620/FPH  
Date Received : 04.09.17  
Location : 9 Lancaster Close Stevenage Herts SG1 4RX  
Proposal : Loft conversion comprising a dormer window on the southern roof slope and raising of the cat-slide roof.  
Date of Decision : 20.10.17  
Decision : **Planning Permission is GRANTED**
18. Application No : 17/00622/FPH  
Date Received : 04.09.17  
Location : 43 Exchange Road Stevenage Herts SG1 1PZ  
Proposal : Erection of new porch following demolition of the existing porch.



Date of Decision 08.11.17

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Decision : **Planning Permission is GRANTED**

19. Application No : 17/00624/FPH  
Date Received : 05.09.17  
Location : 43 Edmonds Drive Stevenage Herts SG2 9TJ  
Proposal : Part two storey, part single storey rear extension  
Date of Decision 25.10.17  
:  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
1. The part two storey, part single storey rear extension proposed would result in a reduced separation distance between the application property and the properties immediately to the rear, nos. 21 and 23 Edmonds Drive. Accordingly it would result in an unacceptable loss of privacy to the occupiers of these properties. The proposal is thus contrary to the Stevenage Design Guide Supplementary Planning Document adopted 2009 and policies TW8 of the Stevenage District Plan Second Review 1991-2011 and GD1 of the emerging Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016.
20. Application No : 17/00625/HPA  
Date Received : 06.09.17  
Location : 99 Ascot Crescent Stevenage Herts SG1 5SX  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 3.7m, for which the maximum height will be 3.0m and the height to the eaves will be 3.0m  
Date of Decision 20.10.17  
:  
Decision : **Prior Approval is NOT REQUIRED**
21. Application No : 17/00627/TPTPO  
Date Received : 06.09.17  
Location : 88 Uplands Stevenage Herts SG2 7DW  
Proposal : Crown lift to 6m and crown reduction by 30% to 1no Lime (T1) protected by Tree Preservation Order 118.

Date of Decision 24.10.17

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Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

22. Application No : 17/00626/FP

Date Received : 06.09.17

Location : Crompton Joinery 25 Boulton Road Stevenage Herts

Proposal : Change of use of ground floor from Office (Use Class B1(a)) to 1no. one bedroom flat and 1no. studio flat

Date of Decision 02.11.17

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Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The principle of the proposed development is not acceptable as the development site is located within a designated employment area and would result in the unacceptable loss of an established employment premises, and combined with the fact that the Council can demonstrate it has a five year land supply for housing, the proposal fails to accord with Policies H7 and E4 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies EC7 and HO5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the National Planning Policy Framework (2012) and the Planning Policy Guidance (2014).
2. The proposed development does not consist of or include the provision of communal amenity space. In addition, the proposal does not comprise any private balconies or roof garden which could be accessed by future occupiers. Given this, the proposed development would have an unacceptable living standard for future occupiers as there would be no private amenity space being provided. Therefore, the proposed development fails to comply with Policies H7, TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policy GD1 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and the Planning Policy Guidance (2014).
3. The proposed studio apartment would be below the

nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and would thus be contrary to emerging policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation. Therefore, the proposed development fails to comply with Policies H7, TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policy GD1 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and the Planning Policy Guidance (2014).

4. The future intended occupiers of the development, if planning permission were to be granted, would be impacted from noise which is currently generated by surrounding commercial premises which currently operate on Boulton Road. Therefore, proposal would fail to accord with Policy H7 and EN27 of the Stevenage District Plan Second Review 1991-2011 (2004) and Policy FP8 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016 and the Council's Design Guide Supplementary Planning Document (2009).

23. Application No : 17/00628/FPH  
Date Received : 07.09.17  
Location : 142 Chertsey Rise Stevenage Herts SG2 9JH  
Proposal : Replacement front porch and single storey rear extension  
Date of Decision : 02.11.17  
Decision : **Planning Permission is GRANTED**

24. Application No : 17/00629/FPH  
Date Received : 07.09.17  
Location : 35 Trent Close Stevenage Herts SG1 3RT  
Proposal : Erection of an outbuilding, increase in height of boundary fence and decking

Date of Decision 06.11.17  
:

Decision : **Planning Permission is GRANTED**

25. Application No : 17/00632/CLPD

Date Received : 11.09.17

Location : MBDA UK Six Hills Way Stevenage Herts

Proposal : Certificate of lawfulness for construction of a mezzanine floor extension to an existing industrial unit on the MBDA Stevenage campus

Date of Decision 16.11.17  
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Decision : **Certificate of Lawfulness is APPROVED**

26. Application No : 17/00633/FP  
Date Received : 11.09.17  
Location : MBDA UK Six Hills Way Stevenage Herts  
Proposal : Installation of new window to south western elevation  
Date of Decision : 16.11.17  
Decision : **Planning Permission is GRANTED**
27. Application No : 17/00634/TPCA  
Date Received : 11.09.17  
Location : 9 Olde Swann Court Stevenage Herts SG1 3WB  
Proposal : Reduction by 30% on 1no Sycamore  
Date of Decision : 20.10.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
28. Application No : 17/00635/FPH  
Date Received : 11.09.17  
Location : 14 Redwing Close Stevenage Herts SG2 9FE  
Proposal : Single storey rear extension  
Date of Decision : 03.11.17  
Decision : **Planning Permission is GRANTED**
29. Application No : 17/00639/TPTPO  
Date Received : 11.09.17  
Location : 9 Olde Swann Court Stevenage Herts SG1 3WB  
Proposal : Reduction by 30% on 1no Horse Chestnut (T1) and reduction by 20% on 1no Sycamore (T3) protected by Tree Preservation Order 61.

Date of Decision 20.10.17

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Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

30. Application No : 17/00641/TPCA

Date Received : 11.09.17

Location : Oak Court Rectory Lane Stevenage Herts

Proposal : Crown reduction by 3m to 1no Oak (T1) and by 50% to 1no Oak (T2) and cut back to hedgerow (G1).

Date of Decision 09.11.17

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Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

31. Application No : 17/00638/CLPD

Date Received : 12.09.17

Location : 7 Boxfield Green Stevenage Herts SG2 7DR

Proposal : Loft conversion

Date of Decision 26.10.17

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Decision : **Certificate of Lawfulness is APPROVED**

32. Application No : 17/00643/FPH

Date Received : 13.09.17

Location : 28 Barham Road Stevenage Herts SG2 9HX

Proposal : First floor balcony on rear elevation

Date of Decision 14.11.17

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Decision : **Planning Permission is GRANTED**

33. Application No : 17/00647/PATELE

Date Received : 14.09.17

Location : LP193 Gunnels Wood Road West Fairlands Valley Park  
Stevenage Herts

Proposal : Replacement of existing monopole with a 14.7 metre  
monopole and associated works

Date of Decision 24.10.17

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Decision : **Prior Approval is REQUIRED and GIVEN**



34. Application No : 17/00648/FPH  
Date Received : 14.09.17  
Location : 140 Fairview Road Stevenage Herts SG1 2NS  
Proposal : Two storey rear extension  
Date of Decision : 07.11.17  
Decision : **Planning Permission is GRANTED**
35. Application No : 17/00649/FP  
Date Received : 14.09.17  
Location : Tesco The Forum Town Centre Stevenage  
Proposal : Change of use for 9no parking spaces to hand car wash and valeting, including installation of an office and erection of a canopy.  
Date of Decision : 07.11.17  
Decision : **Planning Permission is GRANTED**
36. Application No : 17/00650/AD  
Date Received : 14.09.17  
Location : Tesco The Forum Town Centre Stevenage  
Proposal : Installation of 5no non-illuminated fascia signs and 12no free standing signs.  
Date of Decision : 07.11.17  
Decision : **Advertisement Consent is GRANTED**
37. Application No : 17/00652/CLPD  
Date Received : 15.09.17  
Location : 81 Valley Way Stevenage Herts SG2 9AG  
Proposal : Certificate of lawfulness for loft conversion with rear

dormer and two roof lights on the front elevation

Date of Decision 08.11.17

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Decision : **Certificate of Lawfulness is APPROVED**

38. Application No : 17/00654/FP

Date Received : 15.09.17

Location : Resolution Chemicals Wedgwood Way Stevenage Herts

Proposal : Change of use of existing buildings (Building 7) from Use Class B2 (General Industry) to Car Sales (Sui Generis) for use in association with the wider site for the storage and repair of vehicles with ancillary offices.

Date of Decision 08.11.17

:

Decision : **Planning Permission is GRANTED**

39. Application No : 17/00655/FPH

Date Received : 15.09.17

Location : 20 Manor View Stevenage Herts SG2 8PE

Proposal : Retention of outbuilding in rear garden

Date of Decision 13.11.17

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Decision : **Planning Permission is GRANTED**

40. Application No : 17/00656/FPH

Date Received : 18.09.17

Location : 23 Fawcett Road Stevenage Herts SG2 0EJ

Proposal : Two storey side and rear extensions

Date of Decision 26.10.17

:

Decision : **Planning Permission is GRANTED**

41. Application No : 17/00658/HPA  
Date Received : 18.09.17  
Location : 56 Trent Close Stevenage Herts SG1 3RT  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.6m, for which the maximum height will be 3.65m and the height of the eaves will be 2.525m.  
Date of Decision : 20.10.17  
Decision : **Prior Approval is NOT REQUIRED**
42. Application No : 17/00659/FP  
Date Received : 18.09.17  
Location : 56 Barnwell Stevenage Herts SG2 9SN  
Proposal : Change of use from public amenity land to private residential land  
Date of Decision : 14.11.17  
Decision : **Planning Permission is GRANTED**
43. Application No : 17/00660/FP  
Date Received : 18.09.17  
Location : 54 Barnwell Stevenage Herts SG2 9SN  
Proposal : Change of use from public amenity land to private residential land  
Date of Decision : 14.11.17  
Decision : **Planning Permission is GRANTED**
44. Application No : 17/00657/FPH  
Date Received : 19.09.17  
Location : 71 Raleigh Crescent Stevenage Herts SG2 0EG

Proposal : Single storey front extension

Date of Decision 08.11.17  
:

Decision : **Planning Permission is GRANTED**

45. Application No : 17/00662/FPH

Date Received : 19.09.17

Location : 9 Ten Acres Crescent Stevenage Herts SG2 9US

Proposal : Retention of climbing frame in rear garden

Date of Decision 13.11.17  
:

Decision : **Planning Permission is GRANTED**

46. Application No : 17/00663/FPH  
Date Received : 19.09.17  
Location : 32 Goddard End Stevenage Herts SG2 7ER  
Proposal : Single storey side and rear extension  
Date of Decision 14.11.17  
:  
Decision : **Planning Permission is GRANTED**
47. Application No : 17/00664/FPH  
Date Received : 19.09.17  
Location : 14 Burwell Road Stevenage Herts SG2 9RQ  
Proposal : Single storey front extension  
Date of Decision 08.11.17  
:  
Decision : **Planning Permission is GRANTED**
48. Application No : 17/00669/FP  
Date Received : 20.09.17  
Location : 29A Town Square Town Centre Stevenage Herts  
Proposal : Installation of new shop front  
Date of Decision 24.10.17  
:  
Decision : **Planning Permission is GRANTED**
49. Application No : 17/00670/TPTPO  
Date Received : 20.09.17  
Location : 3 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Reduction by 20% on 1no Horse Chestnut (T1) protected by Tree Preservation Order 85.  
Date of Decision 03.11.17  
:

Decision :

**CONSENT TO CARRY OUT WORKS TO A TREE, THE  
SUBJECT OF A TREE PRESERVATION ORDER**

50. Application No : 17/00671/TPCA  
Date Received : 20.09.17  
Location : 3 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Reduction by 20% on 1no Oak (T2) and 30% on 1no Oak (T3)  
Date of Decision : 01.11.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
51. Application No : 17/00673/CLPD  
Date Received : 21.09.17  
Location : 8 Walsham Close Stevenage Herts SG2 8SS  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 14.11.17  
Decision : **Certificate of Lawfulness is APPROVED**
52. Application No : 17/00674/FP  
Date Received : 21.09.17  
Location : 34 Chells Way Stevenage Herts SG2 0LB  
Proposal : Change of use from public amenity land to private residential land to facilitate hard stand for 1no vehicle.  
Date of Decision : 21.11.17  
Decision : **Planning Permission is GRANTED**
53. Application No : 17/00676/FP  
Date Received : 22.09.17  
Location : Glaxo SmithKline Research And Development Ltd  
Gunnels Wood Road Stevenage Herts  
Proposal : Variation of conditions 1 (approved plans); 3 (materials); 4

(landscaping); 6 (trees) and 8 (access and parking) attached to planning permission 16/00295/FP.

Date of Decision 21.11.17  
:

Decision : **Planning Permission is GRANTED**

54. Application No : 17/00682/HPA

Date Received : 27.09.17

Location : 134 Broadwater Crescent Stevenage Herts SG2 8HN

Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.3m, for which the maximum height will be 3.6m and the height of the eaves will be 2.7m.

Date of Decision 07.11.17  
:

Decision : **Prior Approval is NOT REQUIRED**

55. Application No : 17/00684/CPA

Date Received : 28.09.17

Location : 2 Bowman Trading Estate Bessemer Drive Stevenage Herts

Proposal : Prior approval for change of use from offices (Use Class B1) to residential (Use Class C3) comprising 4 units.

Date of Decision 22.11.17  
:

Decision : **Prior Approval is REQUIRED and REFUSED**

For the following reason:

1. The future intended occupiers of the development, if prior approval were to be granted for the conversion of the offices (Use Class B1(a)) to residential (Use Class C3), would be impacted from noise which is currently generated by surrounding commercial premises which currently operate on Bessemer Drive. Therefore, this prior approval application would fail to accord with Policy EN27: Noise Pollution of the Stevenage District Plan Second Review 1991-2011 (2004) and Policy FP8 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016 and the Council's Design Guide Supplementary Planning Document



(2009). Consequently, Prior Approval is Required from the Local Planning Authority and Refused as it would fail to accord with Schedule 2, Part 3, Class O.2. (1) (d) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

56. Application No : 17/00685/FP  
Date Received : 29.09.17  
Location : 22 The Oval Stevenage Herts SG1 5RB  
Proposal : Change of use from D1 (dance studio) to A1 (shop)  
Date of Decision : 17.11.17  
Decision : **Planning Permission is GRANTED**
57. Application No : 17/00686/AD  
Date Received : 02.10.17  
Location : 29A Town Square Town Centre Stevenage Herts  
Proposal : Installation of 2no internally illuminated hanging signs  
Date of Decision : 26.10.17  
Decision : **Advertisement Consent is GRANTED**
58. Application No : 17/00687/TPTPO  
Date Received : 02.10.17  
Location : 32 Granby Road Stevenage Herts SG1 4AS  
Proposal : Pruning works and removal of dead wood to 3no Oak trees (T12, T13 and T14) protected by Tree Preservation Order 14  
Date of Decision : 21.11.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
59. Application No : 17/00688/CLPD

Date Received : 02.10.17

Location : 20 The Noke Stevenage Herts SG2 8LJ

Proposal : Certificate of lawfulness for single storey rear extension

Date of Decision 20.11.17

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Decision : **Certificate of Lawfulness is APPROVED**

60. Application No : 17/00689/FPH

Date Received : 03.10.17

Location : 59 Derby Way Stevenage Herts SG1 5TS

Proposal : Single storey front extension

Date of Decision 17.11.17

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Decision : **Planning Permission is GRANTED**

61. Application No : 17/00690/FPH  
Date Received : 03.10.17  
Location : 5 Canterbury Way Stevenage Herts SG1 4LH  
Proposal : Single storey front extension  
Date of Decision 09.11.17  
:  
Decision : **Planning Permission is GRANTED**
62. Application No : 17/00693/FPH  
Date Received : 04.10.17  
Location : 59 Featherston Road Stevenage Herts SG2 9PN  
Proposal : Two storey rear extension  
Date of Decision 21.11.17  
:  
Decision : **Planning Permission is GRANTED**
63. Application No : 17/00708/AD  
Date Received : 04.10.17  
Location : Toby Carvery London Road Stevenage Herts  
Proposal : Installation of 2no internally illuminated fascia signs, 1no internally illuminated totem sign, 1no internally illuminated car park sign and 2no non illuminated disclaimer signs.  
Date of Decision 20.11.17  
:  
Decision : **Advertisement Consent is GRANTED**
64. Application No : 17/00707/CLPD  
Date Received : 05.10.17  
Location : 12 Hardwick Close Stevenage Herts SG2 8UF  
Proposal : Single storey rear extension

Date of Decision 24.10.17

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Decision : **Certificate of Lawfulness is APPROVED**

65. Application No : 17/00709/FPH  
Date Received : 05.10.17  
Location : 66 Eastbourne Avenue Stevenage Herts SG1 2EX  
Proposal : Single storey side and rear extension  
Date of Decision 21.11.17  
:  
Decision : **Planning Permission is GRANTED**
66. Application No : 17/00713/FP  
Date Received : 05.10.17  
Location : 50 Barnwell Stevenage Herts SG2 9SN  
Proposal : Change of use from public amenity land to private residential land  
Date of Decision 21.11.17  
:  
Decision : **Planning Permission is GRANTED**
67. Application No : 17/00723/NMA  
Date Received : 09.10.17  
Location : 2B Lodge Way Stevenage Herts SG2 8DB  
Proposal : Non material amendment to planning application reference number 16/00575/FP to include an additional window on the front elevation and change of window on side elevation  
Date of Decision 26.10.17  
:  
Decision : **Non Material Amendment AGREED**
68. Application No : 17/00715/CLPD  
Date Received : 10.10.17  
Location : 34 Herne Road Stevenage Herts SG1 4RW  
Proposal : Certificate of lawfulness for loft conversion with box dormer.

Date of Decision 22.11.17

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Decision : **Certificate of Lawfulness is APPROVED**

69. Application No : 17/00722/HPA  
Date Received : 11.10.17  
Location : 86 Ayr Close Stevenage Herts SG1 5RZ  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4m, for which the maximum height will be 3.5m and the height of the eaves will be 2.6m.  
Date of Decision : 13.11.17  
Decision : **Prior Approval is REQUIRED and GIVEN**
70. Application No : 17/00739/CC  
Date Received : 18.10.17  
Location : Woolenwick Infants School Bridge Road Stevenage Herts  
Proposal : Removal of existing nursery and construction of a new nursery building in a different location.  
Date of Decision : 13.11.17  
Decision : **This Council Raises NO OBJECTION to the Development Proposed**
71. Application No : 17/00744/NMA  
Date Received : 18.10.17  
Location : 23 Fry Road Stevenage Herts SG2 0QQ  
Proposal : Non-material amendment to previously approved planning permission reference number 16/00807/FPH to reduce the depth of the annexe and alter the roof design and external materials.  
Date of Decision : 20.11.17  
Decision : **Non Material Amendment AGREED**

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.
7. Letters received containing representations.