



PLANNING AND DEVELOPMENT COMMITTEE

Date: Tuesday, 8 August 2017

Time: 6.30 pm,

Location: Council Chamber - Council Chamber

Contact: Lisa Jerome

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

AGENDA

PART 1

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

2. MINUTES - 12 JULY 2017

To approve as a correct record the Minutes of the Planning and Development Committee held on 12 July 2017.

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3. APP REF: 17/00355/FP - LAND TO THE FRONT OF 31 AND 32 SKIPTON CLOSE, STEVENAGE

To consider the change of use of amenity land to create a hard stand for additional parking.

5 - 12

4. APP REF: 17/00353/FP - LAND TO THE SIDE OF 43 SKIPTON CLOSE, STEVENAGE

To consider the change of use of amenity land to create a hard stand for additional parking.

13 - 18

5. APP REF: 17/00354/FP - LAND TO THE FRONT OF 54 SKIPTON CLOSE, STEVENAGE

To consider the change of use of amenity land to create a hard stand for additional parking.

19 - 24

6. APP REF: 17/00352/FP - LAND TO THE SIDE OF 59 SKIPTON CLOSE, STEVENAGE

To consider the change of use of amenity land to create a hard stand for additional parking.

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7. APP REF: 17/00356/FP - LAND TO THE SIDE OF 195 KIMBOLTON CRESCENT, STEVENAGE

To consider change of use of grassed area to create a hard stand for additional parking.

31 - 36

8. APP REF: 17/00357/FP - LAND TO THE FRONT OF 224 KIMBOLTON CRESCENT, STEVENAGE

To consider change of use of grassed area to create a hard stand for additional parking.

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9. INFORMATION REPORT - DELEGATED DECISIONS

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

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10. 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.

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11. URGENT PART I BUSINESS

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

12. 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.

13. URGENT PART II BUSINESS

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

NOTE: Links to Part 1 Background Documents are shown on the last page of the individual report, where this is not the case they may be viewed by using the following link to agendas for Executive meetings and then opening the agenda for Tuesday, 8 August 2017 – <http://www.stevenage.gov.uk/have-your-say/council-meetings/161153/>

STEVENAGE BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MINUTES

Date: Wednesday 12 July 2017

Time: 6:30 pm

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

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

Start/End Time: Start Time: 6:30 pm
End Time: 7.00 pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors D Bainbridge and R Broom.

There were no declarations of interest.

2. MINUTES – 13 JUNE 2017

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 13 June 2017 are approved as a correct record and signed by the Chair.

3. APP REF: 17/00337/AD – 1A THE GLEBE, STEVENAGE

The Committee considered an application for the erection of a public notice board on the highway pedestrian area to the front of 1 The Glebe. 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 and advised that there had been no comments or representations received in response to the application.

In relation to the impact on visual amenity, due to the size and construction of the free standing sign, it was considered that it would not have a detrimental impact on the visual amenities of the surrounding area. The sign would have to be well maintained to ensure that its visual impact was acceptable over time which would be achieved through the imposition of a condition.

Members sought clarification with regard to public safety. Officers advised the Committee that the sign had been positioned back from the main thoroughfare and would not impede pedestrians in any way. The proposal was also considered to be acceptable in highway terms as the sign was non-illuminated and was set back from the edge of the highway.

It was **RESOLVED**:

That Advertisement Consent be GRANTED subject to the following conditions:

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

‘Sign Specification; Site Location Plan; ES133’

2. This consent shall be for a limited period only, expiring five years after the date of this notice and on or before that date the advertisements shall be removed and the buildings/land restored to its former condition.

3. (A) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitles to grant permission.

(B) No advertisement shall be sited or displayed so as to:-

- i) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- ii) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- iii) Hinder the operation of any device used for the purpose of security of surveillance or for measuring speed of any vehicle.

(C) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(D) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(E) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

4. APP REF: 167/00844/OP – 24SHACKLEDELL, STEVENAGE, SG2 9AE

The Committee considered an application for outline planning permission for the erection of 1 no. three bedroom dwelling and 5 no. parking spaces following demolition of the garage blocks and replacement parking. The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

Members noted that if the outline application was approved, matters pertaining

to appearance and landscaping would be dealt with under a reserved matters application.

The Committee was advised that a number of representations had been received relating to lack of consultation, loss of the garages, out of character in the area and highway safety. It was noted that the Highways Authority had raised no objections to the proposal.

Officers reported that the main issues for consideration in the determination of the application were its acceptability in land use policy terms, impact on the appearance of the area, impact on residential/neighbouring amenities and means of access/loss of garages/parking. In relation to the proposed demolition of the 6 garages, advice from the Council's Garages Section was that all 6 had been vacant since October 2013 and there had been no requests or enquiries to use them.

Members were advised that the proposal was considered to be a residential windfall site on previously developed land and whilst the proposal would result in the loss of existing garaging and a public parking area, adequate parking provision for the proposed dwelling was considered to be provided. The development of one dwelling on the site could be accommodated without detriment to the character and appearance of the area and without adversely affecting residential amenity.

It was **RESOLVED**:

That outline 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:

542-C-028 70 D
- 2 Approval of the details of the appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of any part of the development.
- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 5 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 0900 and 1330 on Saturdays.

- 6 Prior to the commencement of the development hereby permitted the replacement on-street car parking as shown on drawing number 542-C-028 70 D shall be provided at the site and shall thereafter be permanently retained.
- 7 No development shall commence until full details of the treatment of all boundaries at the site including details of any walls, fences, gates or other means of enclosure have been 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 dwellings are occupied.

4. INFORMATION REPORT – APPEALS / CALLED IN APPLICATIONS

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

5. INFORMATION REPORT – DELEGATED DECISIONS

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

6. URGENT PART 1 BUSINESS

None.

7. EXCLUSION OF PRESS AND PUBLIC

Not required.

PART II

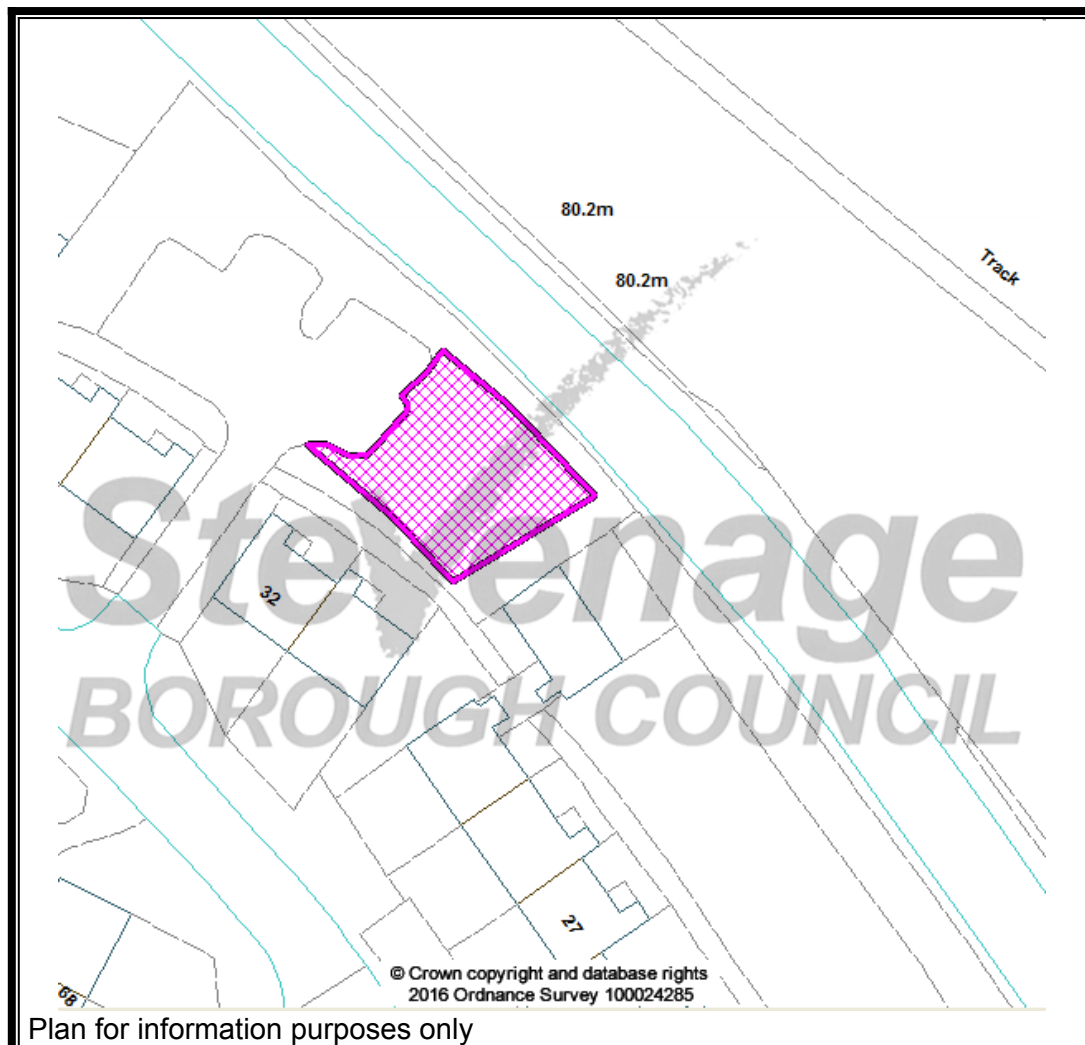
8. URGENT PART II BUSINESS

None.

CHAIR

Meeting: Planning and Development Committee **Agenda Item:** **3**
Date: 8 August 2017
Author: Dave Rusling 01438 242270
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Dave Rusling 01438 242270

| | |
|-----------------|---|
| Application No: | 17/00355/FP |
| Location: | Land to the front of 31 and 32 Skipton Close, Stevenage |
| Proposal: | Change of use of amenity land to create a hard stand for additional parking |
| Drawing Nos.: | RS/SKIP/01A, RS/SKIP/05A, RS/SKIP/06 |
| Applicant: | Russell Sparrow |
| Date Valid: | 26 May 2017 |
| Recommendation: | GRANT PLANNING PERMISSION |



1. SITE DESCRIPTION

- 1.1 The application site comprises an area of grassed landscaped amenity land to the east of an existing parking area located to the front of 32-35 Skipton Close. To the north the parking area adjoins Hertford Road, albeit separated from it by a landscaped buffer. Access to the existing parking area is taken via a tarmac road from the main Skipton Close spur road with the access running between Nos.32 and 33. The area the subject of the planning application is currently a raised grassed area.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history associated with the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the change of use of a grassed area to the front of 31 and 32 Skipton Close in order to create an additional hardsurfaced area to facilitate the enlargement of the existing parking area to create an additional 7 parking spaces. It is proposed that the new parking area would be constructed out of tarmac and that the remaining parking area will be upgraded also in tarmac as part of the works. The area of land in question measure respectively 150sqm and would involve the loss of a Lime Tree, some shrubbery and the mounded grassed area. It is also proposed to undertake crown reduction works to a Lime Tree within the existing parking area which is flanked by parking bays.
- 3.2 The application comes before the planning committee for determination as the land owner is Stevenage Borough Council and the works are proposed on behalf of the Council by the Engineering Services Section.

4. PUBLIC REPRESENTATIONS

- 4.1 The proposal has been publicised by way of letters to adjoining premises and a site notice was displayed on a nearby lamp post. Responses have been received from the occupiers of 32 and 35 Skipton Close. No 32 objects to the proposal for the following reasons:-

Cutting down a tree for space no.7 is not necessary as someone already parks under the tree.

I am against the ripping up of the flower bed and picnic area for 4 parking spaces.

Making parking spaces in the area of the 6 garages that are in Skipton Close will get more than the proposed 15 or 12 spaces which are proposed at far less cost.

The occupier of no 32 Skipton Close is in support of the application as the extra parking will mean she does not have to park further up the road,

5. CONSULTATIONS

5.1 Herts County Council Highways

- 5.1.1 The proposal is not within the adopted highway land and the seven additional parking spaces are for the benefit of the local residents to park their cars. The proposal is unlikely to have any material impact on the local road network.

5.2 SBC Parks and Amenities Section

- 5.2.1 The proposals to increase the parking spaces will result in the loss of two trees, mounding, amenity grassland and shrubbery. However, following discussion with the Arboriculturist it is recommended that the Lime Tree with the parking space either side is be retained and instead reduced.
- 5.2.2 Recommend that to offset the loss of the amenity land and the tree, compensatory measures are undertaken to enhance the area of open space to the front of 21-29 Skipton Close with additional planting and the introduction of a bird box on an existing Hornbeam Tree.

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 will be 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 National 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

TW2 Structural Open Space
TW8 Environmental Safeguards
TW9 Quality in Design
T6 Design Standards
T15 Car Parking Strategy
EN13 Trees in New Developments

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

GD1 High Quality Design.
NH6 General Protection for Open Space.
SP8 Good Design
IT5 Parking and Access
IT8 Public Parking Provision
NH5 Trees and Woodlands
GD1 High Quality Design

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 impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site forms land in the ownership of the Borough Council and constitutes a small area of landscaped open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

- 7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.
- 7.2.3 As the proposal involves the loss of an area of open landscaped space to the front of 31 and 32, the impact of the loss of the space has to be assessed in the light of the aforementioned policies. At present the land is raised and contains some landscaping and a tree. Whilst the area is attractive in appearance it is limited in size and its use is hindered by the existing landscaping. However, there is a larger area of open space nearby to the front of Nos.21-29 which is available for use by residents were the land to be used for additional parking. The land the subject of the planning application has been assessed by the Council's Parks and Amenities Section who are raising no objection to the loss of the land, but have requested that to offset the loss the nearby land to the front of 21-29 be enhanced. This request is considered to be reasonable and with the imposition of a suitably worded condition this adjoining area could be improved by way of additional landscaping and a replacement tree. It is also requested that a bird box be introduced as part of the enhancement works.
- 7.2.4 Having regard to the above, whilst it is clear that the creation of additional car parking in lieu of the open space would alter the character and appearance of the area, the works would be seen simply as an extension of the existing parking area. With the availability of additional amenity space nearby and proposed enhancements to this area, it is considered that the proposal is acceptable. Furthermore, in accordance with policy IT8 of the Emerging Local Plan, the proposal will create additional public off street parking provision in an area where there are currently parking problems. Consequently, on balance, it is considered that the change of use of the land to create much needed addition parking provision is acceptable and coupled with the availability of existing open space nearby outweighs the loss of this existing amenity land. Whilst the loss of the Lime tree is noted, no objection has been raised to its loss by the Council's Arboriculturist subject to a replacement specimen being provided.

7.3 Impact on Amenity

- 7.3.1 As set out above, there is already a car parking area to the front of Nos.32-35 Skipton Close and the proposal would extend this by 7 spaces. Whilst this will bring the parking area closer to the front of Nos.31 and 32, it is not considered that the level of noise and disturbance caused by users of the additional parking would rise to an unacceptable level. Additionally, it is noted that no objections have been received by adjoining residents with regard to possible noise and disturbance. Given this, it is not considered that there are sufficient grounds with regard to noise and disturbance to sustain a refusal of planning permission.

7.4 Highway Safety implications

- 7.4.1 With regard to access and highway safety, the proposal involves works to Council owned land which is not designated as public highway. The County Council as Highway Authority have raised no objection to the proposal in terms of highway safety caused by the increased use of the area for car parking. In terms of usability, the new spaces have been designed by the Council's Engineering Services Section to ensure they would be of sufficient size to accommodate a standard car. The new spaces would be provided and maintained by the Council's Engineering Services Section.

8 CONCLUSIONS

- 8.1 The proposed change of use of this area of land and the creation of the additional parking facilities is not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area, given the availability of alternative nearby open space. Furthermore, the works would not cause any significant harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety.

The proposal would provide for much needed additional off street car parking to serve the area. In view of this, it recommended that planning permission be granted.

9 RECOMMENDATIONS

9.1 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: RS/SKIP/01A, RS/SKIP/05A, RS/SKIP/06.

REASON: - For the avoidance of doubt and in the interest 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. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.

REASON:- To ensure the development has an acceptable appearance

4. 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.

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

5. Prior to the first use of the parking spaces hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of a landscape enhancement scheme, including the provision of a bird box, to be introduced on land to the front of 21-29 Skipton Close. The scheme shall include details of all existing trees and hedgerows on the land and details showing all trees to be removed, or retained, together with details of all new planting to take place including species, size and method of planting. The additional planting and works shall be undertaken as agreed in the first available planting season following the completion of the works unless otherwise agreed in writing by the Local Planning Authority.

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

6. If within a period of five years from the completion of the development the replacement tree dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with one of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

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) 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.
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 Planning Policy Guidance March 2014.

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Meeting: Planning and Development Committee **Agenda Item:** 4

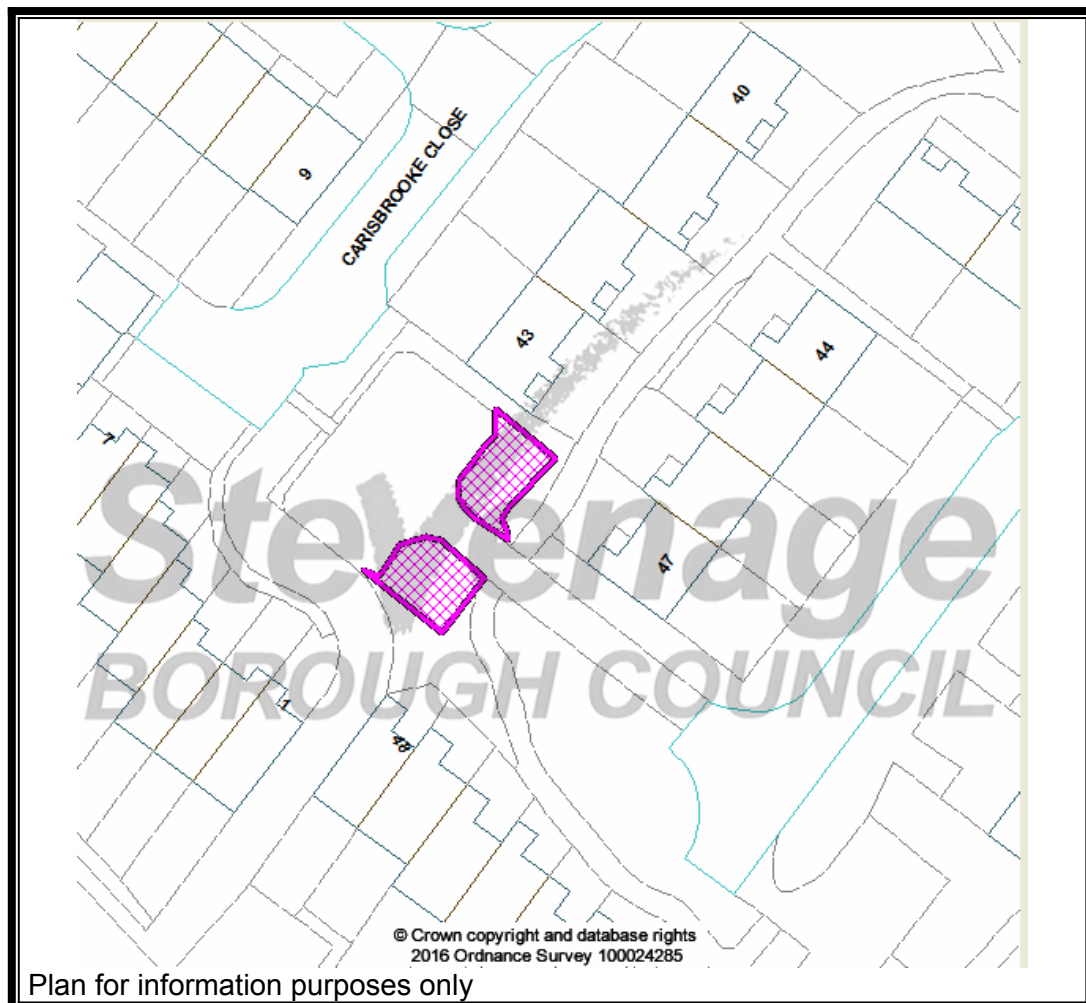
Date: 8 August 2017

Author: Dave Rusling 01438 242270

Lead Officer: Zayd Al-Jawad 01438 242257

Contact Officer: Dave Rusling 01438 242270

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| Application No: | 17/00353/FP |
| Location: | Land to the side of 43 Skipton Close, Stevenage |
| Proposal: | Change of use of amenity land to create a hard stand for additional parking. |
| Drawing Nos.: | RS/SKIP/04A, RS/SKIP/07, RS/SKIP/08A |
| Applicant: | Russell Sparrow |
| Date Valid: | 26 May 2017 |
| Recommendation: | GRANT PLANNING PERMISSION |



1. SITE DESCRIPTION

- 1.1 The application site comprises part of an existing parking area located to the south of No.43 Skipton Close. To the north and west the parking area adjoins nos.1-9 Carisbrooke Close. Access to the parking area is taken via a narrow hardsurfaced road from the turning head off the end of the cul-de-sac serving properties in Skipton Close, running along the side of No.47. The two areas the subject of the planning application are currently raised grassed areas, the one furthest south contains some low level shrubs.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history associated with the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the change of use of the two grassed areas to hardsurfaced areas in order to facilitate the enlargement of the existing parking area to create an additional 4 parking spaces. It is proposed that the new parking areas would be constructed out of tarmac and that the remaining parking area will be upgraded also in tarmac as part of the works. The areas of land in question measure respectively 50sqm and 27sqm.
- 3.2 The application comes before the planning committee for determination as the land owner is Stevenage Borough Council and the works are proposed on behalf of the Council by the Engineering Services Section.

4. PUBLIC REPRESENTATIONS

- 4.1 The proposal has been publicised by way of letters to adjoining premises and a site notice was displayed on a nearby lamp post. The occupier of no 43 Skipton Close has responded making the following comment:-

I strongly support this proposal. Parking is very difficult on Skipton Close and increasing the number of parking spaces can only be a good thing.

5. CONSULTATIONS

5.1 Herts County Council Highways

- 5.1.1 Hertfordshire County Council as Highway Authority comment that the proposal is not within the adopted highway land and the additional parking space are for the benefit of the local residents. The proposal is unlikely to have any material impact on the local road network.

5.2 SBC Parks and Amenities Section

- 5.2.1 We do not have any objections to the proposed change in land use here.

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 will be 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 National 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

TW2 Structural Open Space

TW8 Environmental Safeguards
TW9 Quality in Design
T6 Design Standards
T15 Car Parking Strategy

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

GD1 High Quality Design.
NH6 General Protection for Open Space.
SP8 Good Design
IT5 Parking and Access
IT8 Public Parking Provision
GD1 High Quality Design

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 impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site forms land in the ownership of the Borough Council and constitutes two small areas of landscaped open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.

7.2.3 As indicated previously, these two areas of land are small in size and due to them being slightly raised are not conducive to being used as recreational open space by nearby residents. In fact, the area of land closest to No.43 Skipton Close is already being used informally to park a vehicle, whilst there is evidence of cars encroaching onto the other piece of land. Given this, it clearly demonstrates that there is a requirement for additional off road parking in the area. As set out earlier, only two small areas of the overall amenity grassed area would be lost. In view of this, it is not considered that the loss of these small areas of open space/amenity land would harm the character or appearance of the area but would, in fact, facilitate the provision of an additional 4 off road parking spaces. Furthermore, as the land is currently not used for any particular purpose, it is considered that the proposal would not harm the form or function of the open land, nor that it needs to be re-provided.

7.3 Impact on Amenity

7.3.1 As set out above, the two areas in question are relatively small in size and form part of an existing parking area which accommodates approximately 8 vehicles. The properties most affected by the increased parking area would be Nos. 43, 47 and 48 Skipton Close and Nos 1

and 2 Carisbrooke Close, which immediately adjoin the areas. However, it is not considered that the increased size of the parking area to cater for an additional 4 vehicles would significantly worsen the noise and disturbance generated by the parking area to an unacceptable level.

7.4 Highway Safety implications

- 7.4.1 With regard to access and highway safety, the proposal involves only modest works to Council owned land which is not designated as public highway. The County Council as Highway Authority have raised no objection to the proposal in terms of highway safety. In terms of usability, the new spaces have been designed by the Council's Engineering Services Section to ensure they would be of sufficient size to accommodate a standard car. The new spaces would be provided and maintained by the Council's Engineering Services Section.

8 CONCLUSIONS

- 8.1 The proposed change of use of this area of land and the creation of the additional parking facilities is not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. It is, therefore, recommended that planning permission be granted.

9 RECOMMENDATIONS

- 9.1 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: RS/SKIP/04A, RS/SKIP/07, RS/SKIP/08A.
REASON: - For the avoidance of doubt and in the interest 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. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
REASON:- To ensure the development has an acceptable appearance
4. 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
REASON: - To safeguard the amenities of the occupiers of neighbouring properties.

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) Order 2015.

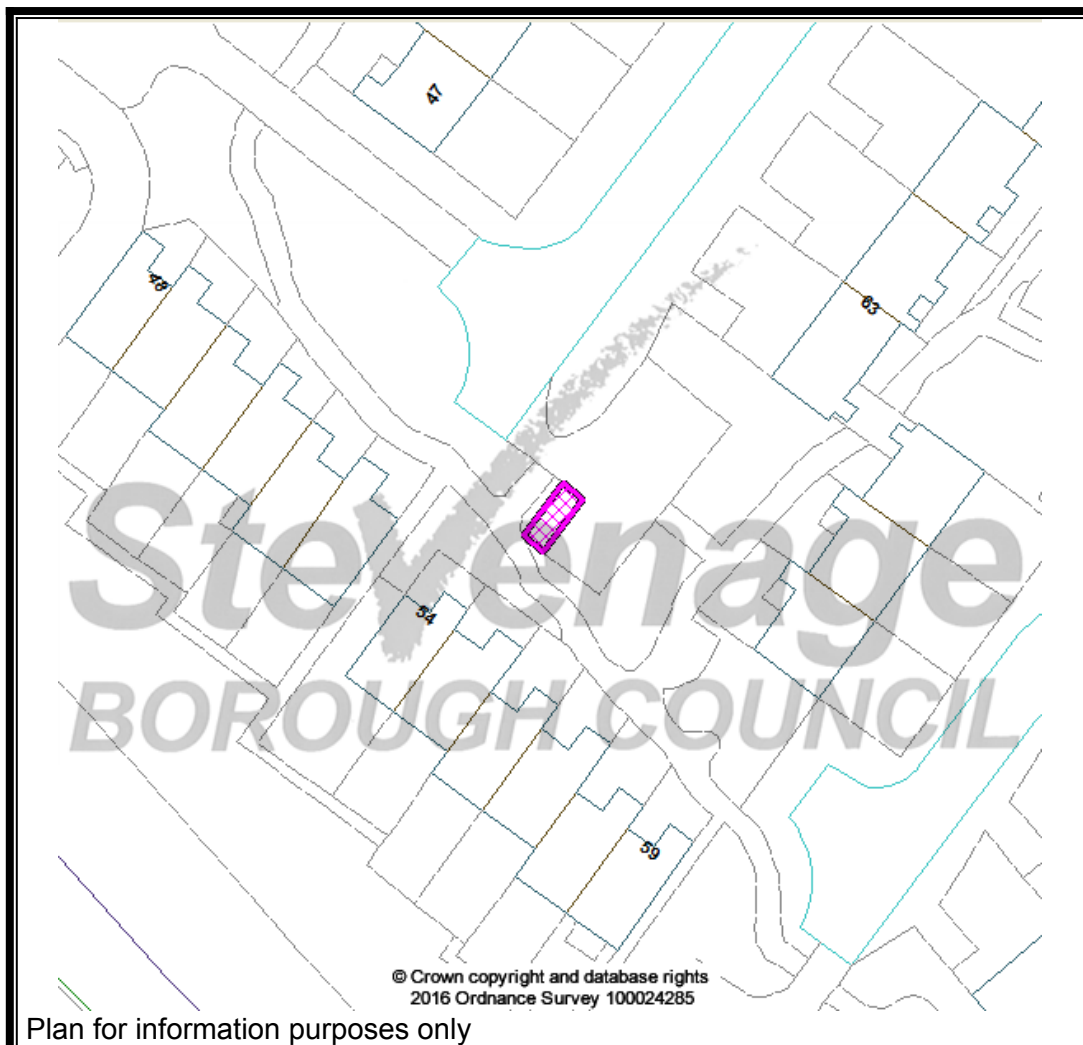
10 BACKGROUND DOCUMENTS

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.
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 Planning Policy Guidance March 2014.

Meeting: Planning and Development Committee **Agenda Item:** 5
Date: 8 August 2017
Author: Dave Rusling 01438 242270
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Dave Rusling 01438 242270

| | |
|-----------------|---|
| Application No: | 17/00354/FP |
| Location: | Land to the front of 54 Skipton Close, Stevenage |
| Proposal: | Change of use of amenity land to create a hard stand for additional parking |
| Drawing Nos.: | RS/SKIP/03A, RS/SKIP/09, RS/SKIP/10A |
| Applicant: | Russell Sparrow |
| Date Valid: | 6 June 2017 |
| Recommendation: | GRANT PLANNING PERMISSION |



1. SITE DESCRIPTION

- 1.1 The application site comprises part of an existing parking area located to the north of Nos.54 and 55 Skipton Close. To the east the parking area fronts Nos.60-62. Access to the parking area is taken via the turning head off the end of the cul-de-sac running to the north of Nos 63-66 and 44-47 Skipton Close. The area the subject of the planning application is currently a grassed area.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history associated with the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the change of use of a small area of grassed amenity land adjacent to the existing parking area in order to facilitate the enlargement of the parking area to create an additional parking space. It is proposed that the new parking area would be constructed out of tarmac and that the remaining parking area will be upgraded also in tarmac as part of the works. The area of land in question measures approximately 20sqm.
- 3.2 The application comes before the planning committee for determination as the land owner is Stevenage Borough Council and the works are proposed on behalf of the Council by the Engineering Services Section.

4. PUBLIC REPRESENTATIONS

- 4.1 The proposal has been publicised by way of letters to adjoining premises and a site notice was displayed on a nearby lamp post. No response has been received.

5. CONSULTATIONS

5.1 Herts County Council Highways

- 5.1.1 The proposal is not within the adopted highway land and the additional parking space is for the benefit of the local residents to park their cars. The proposal is unlikely to have any material impact on the local road network.

5.2 SBC Parks and Amenities Section

- 5.2.1 We do not have any objections to the proposed change in land use here.

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 will be 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 National 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

- TW2 Structural Open Space
- TW8 Environmental Safeguards
- TW9 Quality in Design
- T6 Design Standards

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

- GD1 High Quality Design.
- NH6 General Protection for Open Space.
- SP8 Good Design
- IT5 Parking and Access
- IT8 Public Parking Provision
- GD1 High Quality Design

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 impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site forms land in the ownership of the Borough Council and constitutes a small area of landscaped open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.

7.2.3 As indicated previously, the area of land is small and due to its location and limited size it is not conducive to being used as recreational open space by nearby residents. As set out earlier, only a modest area of the overall amenity grassed space would be lost. In view of this, it is not considered that the loss of this small area of open space/amenity land would harm the character or appearance of the area but would, in fact, facilitate the provision of an additional off road parking space, which would help to alleviate the existing parking problems in the area. Furthermore, as the land is currently not used for any particular purpose, it is considered that the proposal would not harm the form or function of the open land, nor that it needs to be re-provided.

7.3 Impact on Amenity

7.3.1 As set out above, the area in question is relatively small in size and forms part of an existing parking area which accommodates approximately 5 cars. Nos 54-56 Skipton Close would face onto the parking area. However, it is not considered that the increased size of the parking area to cater for an additional vehicle would significantly worsen the noise and disturbance generated by the parking area to an unacceptable level.

7.4 Highway Safety implications

- 7.4.1 With regard to access and highway safety, the proposal involves only modest works to Council owned land which is not designated as public highway. The County Council as Highway Authority have raised no objection to the proposal in terms of highway safety. In terms of usability, the new space has been designed by the Council's Engineering Services Section to ensure it would be of sufficient size to accommodate a standard car. The new space would be provided and maintained by the Council's Engineering Services Section.

8 CONCLUSIONS

- 8.1 The proposed change of use of this area of land and the creation of the additional parking facility is not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. It is, therefore, recommended that planning permission be granted.

9 RECOMMENDATIONS

- 9.1 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: RS/SKIP/03A, RS/SKIP/09, RS/SKIP/10A
REASON: - For the avoidance of doubt and in the interest 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. The materials to be used in the construction of the new parking space hereby permitted shall be as specified on the drawings and application details forming part of this application.
REASON:- To ensure the development has an acceptable appearance
 4. 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
REASON: - To safeguard the amenities of the occupiers of neighbouring properties.

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) 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.

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 Planning Policy Guidance March 2014.

Meeting: Planning and Development Agenda Item: **6**
Committee

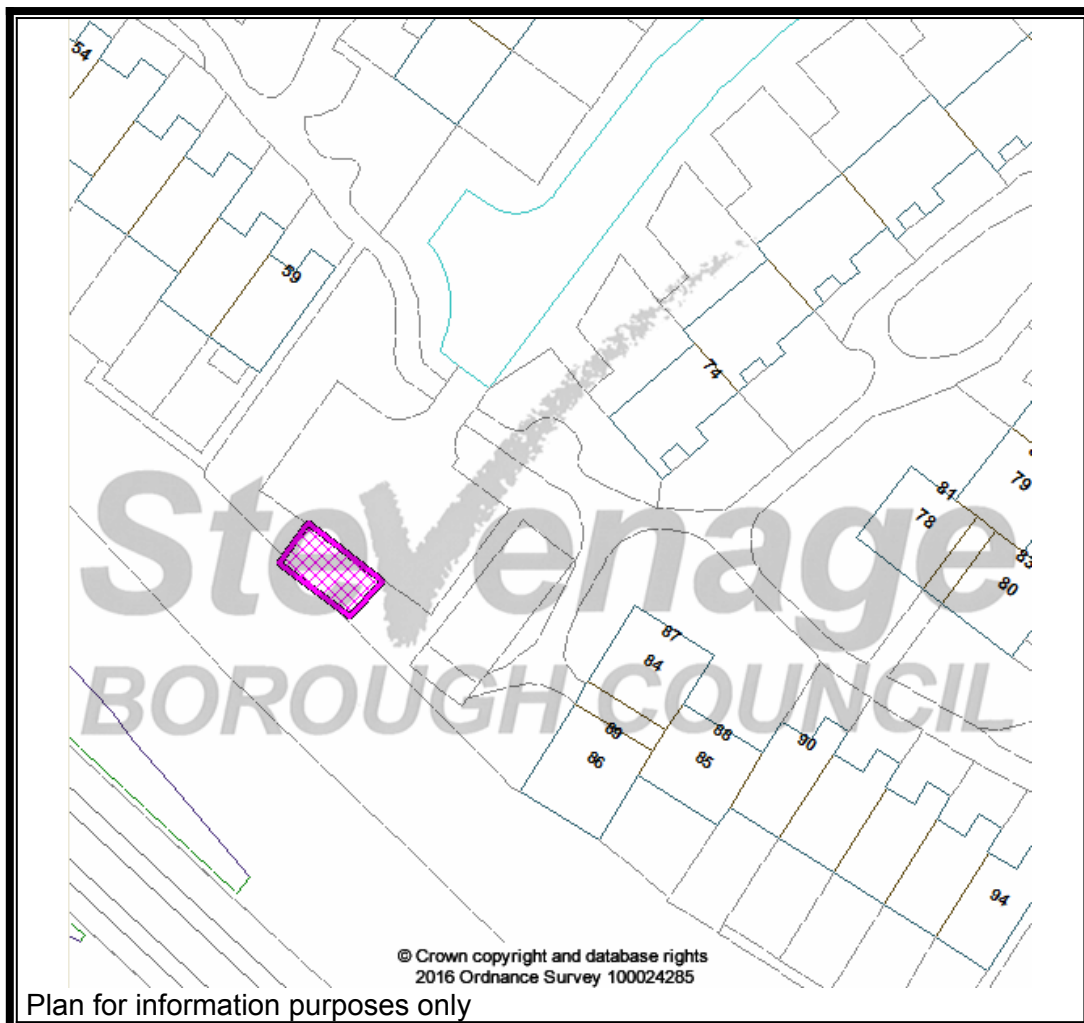
Date: 8 August 2017

Author: Dave Rusling 01438 242270

Lead Officer: Zayd Al-Jawad 01438 242257

Contact Officer: Dave Rusling 01438 242270

| | |
|-----------------|---|
| Application No: | 17/00352/FP |
| Location: | Land to the side of 59 Skipton Close, Stevenage |
| Proposal: | Change of use of amenity land to create a hard stand for additional parking |
| Drawing Nos.: | RS/SKIP/02, RS/SKIP/11, RS/SKIP/12 |
| Applicant: | Russell Sparrow |
| Date Valid: | 26 May 2017 |
| Recommendation: | GRANT PLANNING PERMISSION |



1. SITE DESCRIPTION

- 1.1 The application site comprises part of an existing parking area located to the south east of No.59 Skipton Close. To the south of the parking area are Nos. 84-89, whilst to the west the land backs onto the east coast main rail line. Access to the parking area is taken via the turning head off the end of the cul-de-sac running between Nos 60-62, 67-68 and 69-74 Skipton Close. The area the subject of the planning application is currently a grassed and landscaped area.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history associated with the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the change of use of a small area of grassed landscaped amenity land adjacent to the existing parking area in order to facilitate the enlargement of the parking area to create an additional 2 parking spaces. The land currently forms part of a wider area of open space. It is proposed that the new parking area would be constructed out of tarmac and that the remaining parking area will be upgraded also in tarmac as part of the works. The area of land in question measures approximately 35 sqm in area.
- 3.2 The application comes before the planning committee for determination as the land owner is Stevenage Borough Council and the works are proposed on behalf of the Council by the Engineering Services Section.

4. PUBLIC REPRESENTATIONS

- 4.1 The proposal has been publicised by way of letters to adjoining premises and a site notice was displayed on a nearby lamp post. In response the occupier of 72 Skipton Close has made the following comments:-

It's a shame that more spaces aren't being provisioned as part of this proposal by extending the existing parking area on either side further toward the railway. Parking in the area is getting worse since Carisbrooke Close was built and residents from there are parking in that end of Skipton Close forcing Skipton Close residents to park further back in Skipton Close taking valuable parking spaces from Skipton residents.

5. CONSULTATIONS

5.1 Herts County Council Highways

- 5.1.1 The proposal is not within the adopted highway land and the additional parking space is for the benefit of the local residents to park their cars. The proposal is unlikely to have any material impact on the local road network.

5.2 SBC Parks and Amenities Section

- 5.2.1 We do not have any objections to the proposed change in land use here. However, recommend that the existing dog bin should be removed and either relocated or replaced with a new bin nearby.

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 will be 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 National 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

TW2 Structural Open Space
TW8 Environmental Safeguards
TW9 Quality in Design
T6 Design Standards
T15 Car Parking Strategy

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

GD1 High Quality Design.
NH6 General Protection for Open Space.
SP8 Good Design
IT5 Parking and Access
IT8 Public Parking Provision
GD1 High Quality Design

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 impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site forms land in the ownership of the Borough Council and constitutes a small area of landscaped open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.

7.2.3 As indicated previously, the area of land is small and forms part of a wider area of open space. Consequently, the overall amenity grassed space to be lost would be small (approximately 35 sqm). Furthermore, the loss of this area would not prohibit members of the public continuing to use the open space. In view of this, whilst some hedging would be lost, it is not considered that the loss of this small area of open space and associated landscaping would harm the character or appearance of the area. Further to this, the benefits of the proposal would be to facilitate the provision of additional off road parking spaces, which would help to alleviate the existing parking problems in the area. This accords with the advice set out in policy IT8 of the emerging Local Plan. Furthermore, the loss of this small area of land is not considered to harm the form or function of the overall area of open land, nor that it needs to be re-provided.

7.3 Impact on Amenity

- 7.3.1 As set out above, the area in question is relatively small in size and forms part of an existing parking area which accommodates approximately 5 cars. No.59 Skipton Close is 14m away and 84-89 are 18m away. In view of this, it is not considered that the increased size of the parking area to cater for additional vehicles would significantly worsen the noise and disturbance generated by the parking area to an unacceptable level.

7.4 Highway Safety implications

- 7.4.1 With regard to access and highway safety, the proposal involves only modest works to Council owned land which is not designated as public highway. The County Council as Highway Authority have raised no objection to the proposal in terms of highway safety. In terms of usability, the new spaces have been designed by the Council's Engineering Services Section to ensure they would be of sufficient size to accommodate a standard car. The new spaces would be provided and maintained by the Council's Engineering Services Section.

8 CONCLUSIONS

- 8.1 The proposed change of use of this area of land and the creation of the additional parking spaces is not considered to harm the form and function of the wider structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. It is, therefore, recommended that planning permission be granted.

9 RECOMMENDATIONS

- 9.1 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: RS/SKIP/02, RS/SKIP/11, RS/SKIP/12
REASON: - For the avoidance of doubt and in the interest 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. The materials to be used in the construction of the new parking space hereby permitted shall be as specified on the drawings and application details forming part of this application.
REASON:- To ensure the development has an acceptable appearance
4. 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
REASON: - To safeguard the amenities of the occupiers of neighbouring properties.

Prior to the first use of the parking spaces hereby permitted, the existing dog bin shall be relocated to a position which has first been agreed in writing by the Local Planning Authority. The replacement bin shall be installed as agreed within 1 month of the completion of the works.

REASON:- To ensure that the existing facilities are re-provided in the interests of amenity.

Pro-active Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) 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.
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 Planning Policy Guidance March 2014.

Meeting: Planning and Development Agenda Item: **7**
Committee

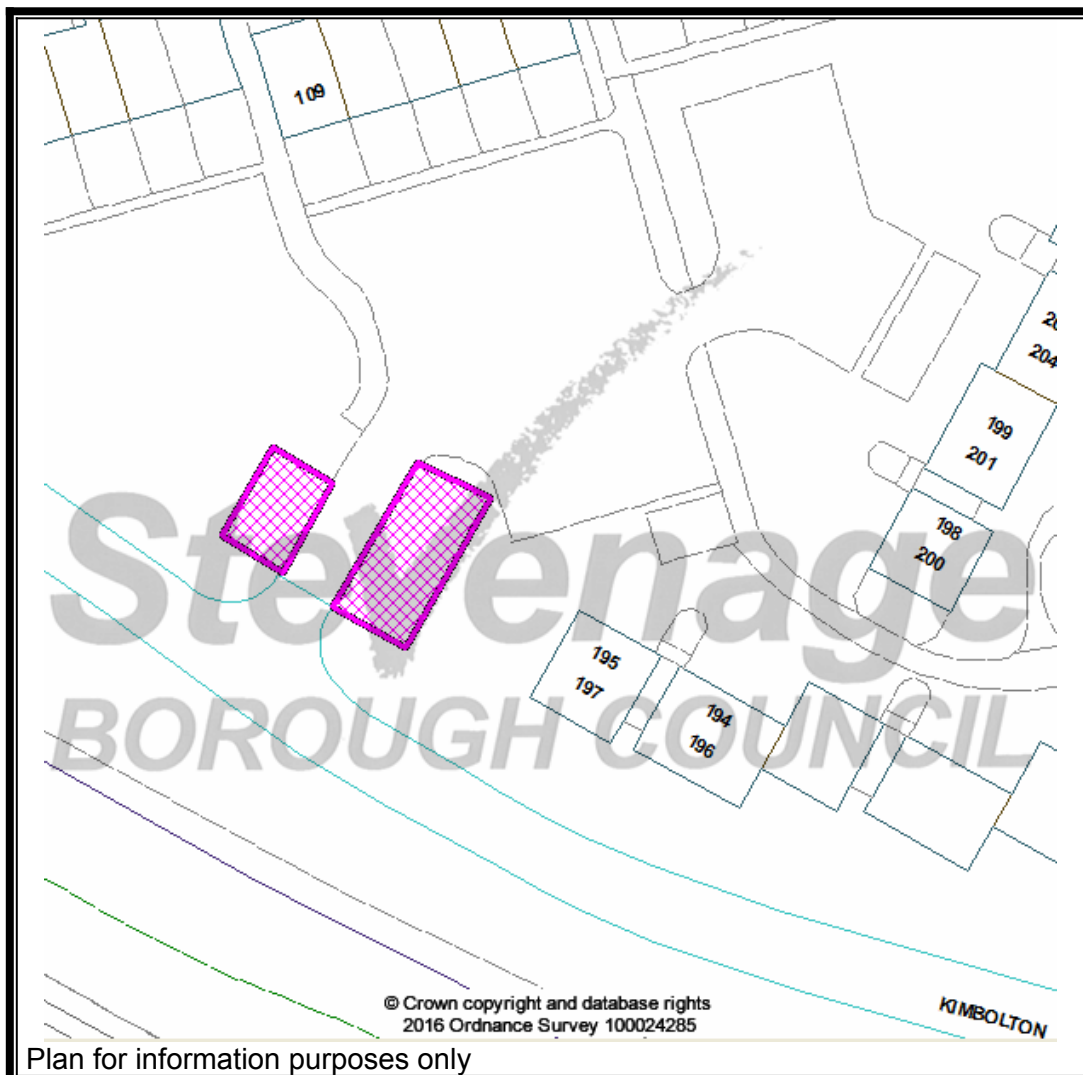
Date: 8 August 2017

Author: Dave Rusling 01438 242270

Lead Officer: Zayd Al-Jawad 01438 242257

Contact Officer: Dave Rusling 01438 242270

| | |
|-----------------|---|
| Application No: | 17/00356/FP |
| Location: | Land to the side of 195 Kimbolton Crescent, Stevenage |
| Proposal: | Change of use of grassed area to create a hard stand for additional parking |
| Drawing Nos.: | RS/KIM/01A, RS/SKIP/13, RS/SKIP/14A |
| Applicant: | Russell Sparrow |
| Date Valid: | 26 May 2017 |
| Recommendation: | GRANT PLANNING PERMISSION |



1. SITE DESCRIPTION

- 1.1 The application site comprises two areas of grassed amenity land located on either side of the access road serving an existing parking area to the north west of No.195 Kimbolton Crescent. The parking area presently serves a number of properties in this part of Kimbolton Crescent. The area is accessed via a narrow tarmac track taken from the main Kimbolton Crescent to the south. The areas in question contain a number of trees.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history associated with the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the change of use of two small areas of grassed amenity land either side of the access road to the side (north west) of 195 Kimbolton Crescent in order to facilitate the provision of 7 additional public parking spaces. It also involves the removal of two Silver Maple Trees, an Alder and an Ash Tree. It is proposed that the new parking areas would be constructed out of tarmac. The areas of land in question measure approximately 20sqm and 32sqm.
- 3.2 The application comes before the planning committee for determination as the land owner is Stevenage Borough Council and the works are proposed on behalf of the Council by the Engineering Services Section.

4. PUBLIC REPRESENTATIONS

- 4.1 The proposal has been publicised by way of letters to adjoining premises and a site notice was displayed on a nearby lamp post. No response has been received.

5. CONSULTATIONS

5.1 Herts County Council Highways

- 5.1.1 The proposal is not within the adopted highway land and the additional parking spaces are for the benefit of the local residents to park their cars. The proposal is unlikely to have any material impact on the local road network.

5.2 SBC Parks and Amenities Section

- 5.2.1 Having originally, had concerns are now raising no objection subject to the parking areas being enclosed by knee high post and rail fencing.
- 5.2.2 On the right hand side, two Silver Maple trees of limited Arboricultural value will have to be removed and replaced. On the Left hand side, in order to fit in the parking bays, the two nearest trees (Alder and Ash) will have to be removed and replaced (due to the proximity of the excavations). The neighbouring three trees (2 Alder and 1 Ash) will have to be overall reduced and re-shaped to cope with the loss of support.

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 will be 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 National 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

TW2 Structural Open Space
TW8 Environmental Safeguards
TW9 Quality in Design
T6 Design Standards
T15 Car Parking Strategy
EN13 Trees in New Developments

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

GD1 High Quality Design.
NH6 General Protection for Open Space.
SP8 Good Design
IT5 Parking and Access
IT8 Public Parking Provision
GD1 High Quality Design
NH5 Trees and Woodlands

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 impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site forms land in the ownership of the Borough Council and constitutes two small areas of landscaped open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.

7.2.3 As indicated previously, the areas of land are small and both form part of larger areas of landscaped amenity land. Given their location and the fact they incorporate trees, the land is not conducive to being used as recreational open space by nearby residents. As set out earlier, only a modest area of grassed space would be lost either side of the access serving the wider car parking area. In view of this, it is not considered that the loss of these small areas of open space/amenity land would harm the character or appearance of the area but would, in fact, facilitate the provision of an additional off road parking space, which would help

to alleviate the existing parking problems in the area. Furthermore, as the land is currently not used for any particular purpose, it is considered that the proposal would not harm the form or function of the open land, nor that it needs to be re-provided. Whilst the work would involve the loss of 4 trees and works to other trees, the Council's Arboriculturist has inspected the specimens and raises no objection to the removal and tree works. However, he has requested replacement specimens be provided nearby, the precise type of tree and location to be agreed by the Arboriculturist. This can be secured by the imposition of an appropriately worded condition.

7.3 Impact on Amenity

7.3.1 As set out above, the areas in question are relatively small in size and form part of a larger area of open space. Nos.195 and 197 Kimbolton Crescent are the nearest properties to the proposed parking areas and have a blank flank wall facing toward the application site, approximately 7m away from the nearest proposed parking area. Given this separation and the limited number of parking spaces proposed, it is not considered that the creation of the parking areas would significantly worsen the noise and disturbance currently generated by the use of the parking area over and above its current use.

7.4 Highway Safety implications

7.4.1 With regard to access and highway safety, the proposal involves only modest works to Council owned land which is not designated as public highway. The County Council as Highway Authority have raised no objection to the proposal in terms of highway safety. In terms of usability, the new spaces have been designed by the Council's Engineering Services Section to ensure they would be of sufficient size to accommodate a standard car. The new spaces would be provided and maintained by the Council's Engineering Services Section.

8 CONCLUSIONS

8.1 The proposed change of use of this area of land and the creation of the additional parking facility is not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. It is, therefore, recommended that planning permission be granted.

9 RECOMMENDATIONS

9.1 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: RS/KIM/01A, RS/SKIP/13, and RS/SKIP/14A
REASON: - For the avoidance of doubt and in the interest 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. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
REASON:- To ensure the development has an acceptable appearance
4. Prior to the first use of the parking spaces hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the replacement trees and their locations in order to offset the loss of the existing trees at the application sites. The replacement

planting shall be undertaken as agreed in the first available planting season following the completion of the works.

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

5. If within a period of five years from the completion of the development the replacement trees die, are removed or become seriously damaged or diseased they shall be replaced in the next planting season with ones 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.

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

7. Prior to the commencement of development, details of the low level fencing to be introduced around the parking areas shall be submitted to and agreed in writing by the Local Planning authority. The approved fencing shall be installed prior to the first use of the parking areas hereby permitted and permanently retained thereafter.

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

Pro-active Statement

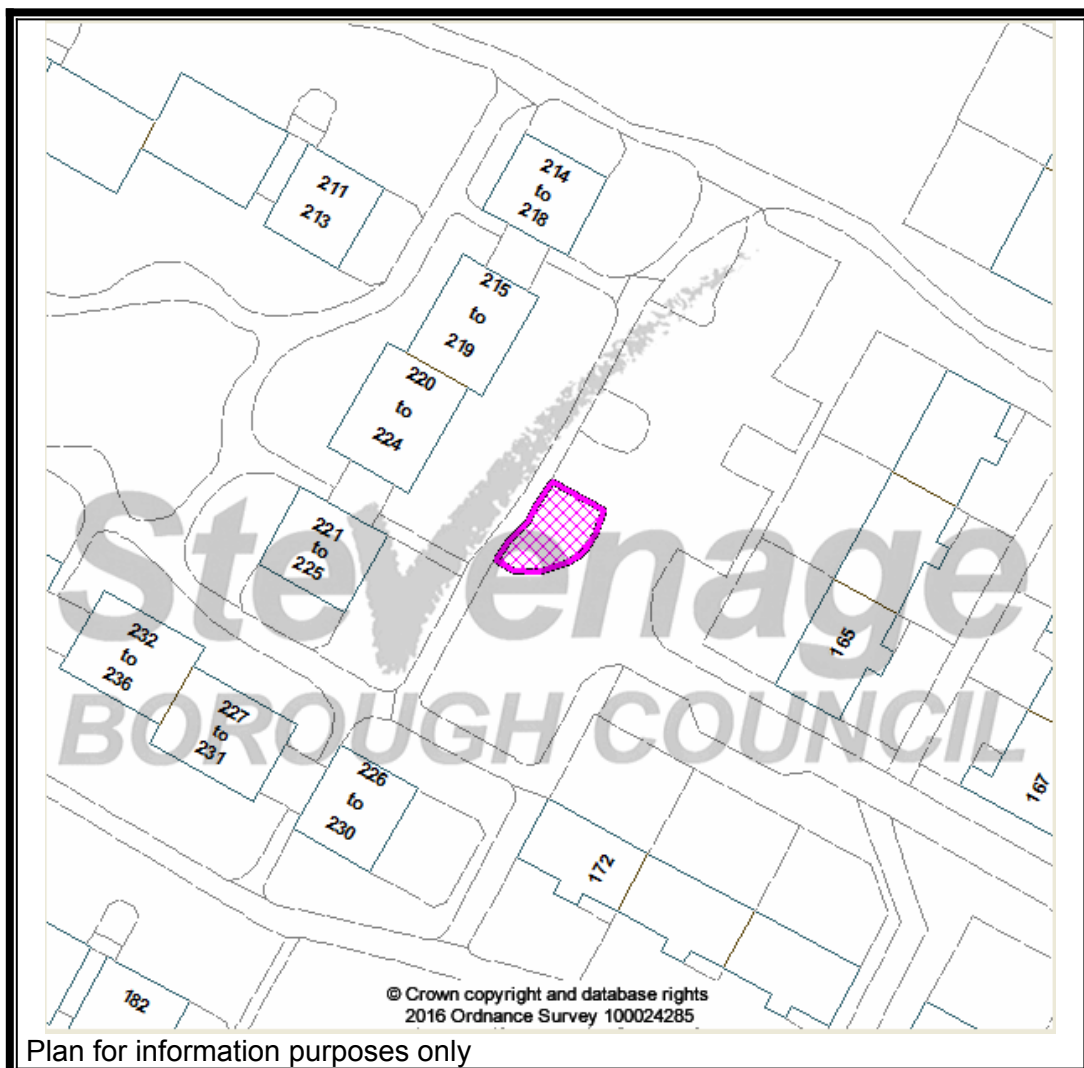
Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) 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.
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 Planning Policy Guidance March 2014.

Meeting: Planning and Development Committee **Agenda Item: 8**
Date: 8 August 2017
Author: Dave Rusling 01438 242270
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Dave Rusling 01438 242270

| | |
|-----------------|--|
| Application No: | 17/00357/FP |
| Location: | Land to the front of 224 Kimbolton Crescent, Stevenage |
| Proposal: | Change of use of grassed area to a hard stand for additional parking |
| Drawing Nos.: | RS/KIM/02, RS/SKIP/15, RS/SKIP/16 |
| Applicant: | Russell Sparrow |
| Date Valid: | 26 May 2017 |
| Recommendation: | GRANT PLANNING PERMISSION |



1. SITE DESCRIPTION

- 1.1 The application site comprises part of an existing parking area located to the east of Nos.220-224 Kimbolton Crescent. The parking area presently serves a number of properties with Nos.214-230 to the north west and 163-165 to the east. The area is accessed via a narrow tarmac track taken from the main Kimbolton Crescent to the east. The area the subject of the planning application is currently a small grassed area which incorporates a tree. At present approximately 15-20 cars can be accommodated in the parking area.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history associated with the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the change of use of a small area of grassed amenity land within the existing parking area in order to facilitate the enlargement of the parking area to create an additional 3 parking spaces. It also involves the removal of a Field Maple Tree. It is proposed that the new parking would be constructed out of tarmac and that the remaining parking area will be upgraded also in tarmac as part of the works. The area of land in question measures approximately 35sqm in area.
- 3.2 The application comes before the planning committee for determination as the land owner is Stevenage Borough Council and the works are proposed on behalf of the Council by the Engineering Services Section.

4. PUBLIC REPRESENTATIONS

- 4.1 The proposal has been publicised by way of letters to adjoining premises and a site notice was displayed on a nearby lamp post. No response has been received.

5. CONSULTATIONS

5.1 Herts County Council Highways

- 5.1.1 The proposal is not within the adopted highway land and the additional three parking spaces are for the benefit of the local residents to park their cars. The proposal is unlikely to have any material impact on the local road network.

5.2 SBC Parks and Amenities Section

- 5.2.1 We do not have any objections to the proposed change in land use here. Although the Field Maple tree appears to be in good condition, there is an obvious problem with its roots being affected by the parking in the area. We would therefore not object to the removal and replacement of this tree.

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 will be 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 National 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

TW2 Structural Open Space

TW8 Environmental Safeguards
TW9 Quality in Design
T6 Design Standards
T15 Car Parking Strategy
EN13 Trees in New Developments

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

GD1 High Quality Design.
NH6 General Protection for Open Space.
SP8 Good Design
IT5 Parking and Access
IT8 Public Parking Provision
GD1 High Quality Design
NH5 Trees and Woodlands

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 impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site forms land in the ownership of the Borough Council and constitutes a small area of landscaped open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.

7.2.3 As indicated previously, the area of land is small and due to its location and limited size it is not conducive to being used as recreational open space by nearby residents. As set out earlier, only a modest area of grassed space would be lost. In view of this, it is not considered that the loss of this small area of open space/amenity land would harm the character or appearance of the area but would, in fact, facilitate the provision of an additional off road parking space, which would help to alleviate the existing parking problems in the area. Furthermore, as the land is currently not used for any particular purpose, it is considered that the proposal would not harm the form or function of the open land, nor that it needs to be re-provided. Whilst the work would involve the loss of a Field Maple Tree, the Council's Arboriculturist has inspected the specimen and due to its roots being affected by the parking in the area, raises no objection to its removal. However, he has requested a replacement specimen be provided nearby, the precise type of tree and location to be agreed by the Arboriculturist.

7.3 Impact on Amenity

- 7.3.1 As set out above, the area in question is relatively small in size and forms part of a larger existing parking area which accommodates approximately 15-20 cars. Nos .220-224 Kimbolton Crescent would face onto the parking area. However, it is not considered that the increased size of the parking area to cater for an additional 3 vehicle would significantly worsen the noise and disturbance generated by the use of the parking area over and above its current use.

7.4 Highway Safety implications

- 7.4.1 With regard to access and highway safety, the proposal involves only modest works to Council owned land which is not designated as public highway. The County Council as Highway Authority have raised no objection to the proposal in terms of highway safety. In terms of usability, the new spaces have been designed by the Council's Engineering Services Section to ensure they would be of sufficient size to accommodate a standard car. The new spaces would be provided and maintained by the Council's Engineering Services Section.

8 CONCLUSIONS

- 8.1 The proposed change of use of this area of land and the creation of the additional parking facility is not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. It is, therefore, recommended that planning permission be granted.

9 RECOMMENDATIONS

- 9.1 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: RS/KIM/02, RS/SKIP/15, and RS/SKIP/16
REASON: - For the avoidance of doubt and in the interest 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. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
REASON:- To ensure the development has an acceptable appearance
4. Prior to the first use of the parking spaces hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of a replacement tree and its location in order to offset the loss of the Field Maple Tree. The replacement planting shall be undertaken as agreed in the first available planting season following the completion of the works.
REASON:- To ensure a satisfactory appearance for the development.
5. If within a period of five years from the completion of the development the replacement tree dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with one 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
REASON: - To safeguard the amenities of the occupiers of neighbouring properties.

Pro-active Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) 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.
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 Planning Policy Guidance March 2014.

Meeting: Planning and Development
Committee

Agenda Item: **10**

Date: Tues 8 August 2017

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 : 16/00215/FPH
Date Received : 01.04.16
Location : 15 Gonville Crescent Stevenage Herts SG2 9LT
Proposal : Retention of metal outbuilding in rear garden
Date of Decision : 06.07.17
Decision : **Planning Permission is GRANTED**

2. Application No : 17/00275/FPH
Date Received : 24.04.17
Location : 48 Valley Way Stevenage Herts SG2 9AF
Proposal : Single storey rear extension
Date of Decision : 11.07.17
Decision : **Planning Permission is GRANTED**

3. Application No : 17/00277/COND
Date Received : 26.04.17
Location : 24 Julians Road Stevenage Herts SG1 3EU
Proposal : Discharge of conditions 9 (Materials), 10 (boundary treatment), and 11 (landscaping scheme) attached to planning permission

16/00608/FP

Date of Decision : 19.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

4. Application No : 17/00279/FPH

Date Received : 27.04.17

Location : 41 Barley Croft Stevenage Herts SG2 9NP

Proposal : Two storey rear and side extensions

Date of Decision : 26.07.17

Decision : **Planning Permission is GRANTED**

5. Application No : 17/00283/FPH

Date Received : 28.04.17

Location : 20 Tye End Stevenage Herts SG2 8TU

Proposal : Single storey rear extension

Date of Decision : 13.07.17

Decision : **Planning Permission is GRANTED**

6. Application No : 17/00288/FPH

Date Received : 02.05.17

Location : 29 The Muntings Stevenage Herts SG2 9DN

Proposal : Part two storey; part single storey rear extension and single storey front extension.

Date of Decision : 13.07.17

Decision : **Planning Permission is GRANTED**

7. Application No : 17/00292/FP

Date Received : 03.05.17

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 two bedroom dwellings.

Date of Decision : 30.06.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed two-storey extension in order to create 1 no. two 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, Policy 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. two 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, Policy 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. Additionally, the gross internal floor areas for the existing and proposed dwellinghouses would be below the Council's recommended standard which would also result in a poor living environment for future occupiers. 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 : 17/00295/FP

Date Received : 04.05.17

Location : 20 Rockingham Way Stevenage Herts SG1 1SQ

Proposal : Erection of 1no. two bedroom dwelling

Date of Decision : 06.07.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed dwelling would only have a rear private amenity area of approximately 26m² and a short garden depth of approximately only 4.5m. This is significantly below the minimum standard garden space for a terraced property of 50m² and a depth of 10m set out in Chapter 5 of the Stevenage Design Guide October 2009. This would lead to unsatisfactory living conditions for future occupiers of the proposed dwelling and represents a poor standard of development. Additionally, this small rear garden is an indication that the proposal represents an overdevelopment of the site and one which is out of character in the area which is characterised by dwellings with suitable gardens sizes commensurate with the size of the dwellings. Accordingly, the proposal falls to be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 and to the National Planning Policy Framework which requires good design and that developments respond to the local character of the area.

2. The proposed dwelling 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 dwelling.

9. Application No : 17/00296/FPH

Date Received : 04.05.17

Location : 36 Grove Road Stevenage Herts SG1 3NU

Proposal : Single storey rear extension

Date of Decision : 05.07.17

Decision : **Planning Permission is GRANTED**

10. Application No : 17/00298/FP

Date Received : 08.05.17

Location : 2 School Close Stevenage Herts SG2 9TY

Proposal : Erection of part two storey; part single storey rear extension and single storey front extension to facilitate the conversion of the

existing dwelling into 3no one bedroom flats.

Date of Decision : 25.07.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. Two of the three proposed dwellings would have internal gross floor areas significantly 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 meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of these proposed dwellings.

11. Application No : 17/00300/FPH

Date Received : 08.05.17

Location : 22 Foxfield Stevenage Herts SG2 9LR

Proposal : Part two storey, part single storey front extension.

Date of Decision : 30.06.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The first floor element of the proposed extension by virtue of its forward projection, which would be out of keeping with the linear form of the properties along this stretch of Foxfield, is considered to be harmful to the visual amenity of the dwelling and the wider character and appearance of Foxfield. The development is, therefore, contrary to saved Policies TW8 and TW9 of the Stevenage Local Plan, Policy GD1 of the emerging Local Plan, Chapter 6 of the adopted Stevenage Design Guide and the advice requiring high quality design as set out in the NPPF and PPG.

12. Application No : 17/00308/CPA

Date Received : 09.05.17

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 : 06.07.17

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.

13. Application No : 17/00305/FP
Date Received : 10.05.17
Location : 107, 107A, 109 And 109A High Street Stevenage Herts SG1 3HS
Proposal : Alterations to existing roof to form 2no 1 bedroom flats.
Date of Decision : 04.07.17
Decision : **Planning Permission is GRANTED**
14. Application No : 17/00306/FP
Date Received : 10.05.17
Location : 4 Fishers Green Stevenage Herts SG1 2JA
Proposal : Erection of 1no three bedroom dwelling.
Date of Decision : 04.07.17
Decision : **Planning Permission is GRANTED**
15. Application No : 17/00307/COND
Date Received : 10.05.17
Location : Land At Chadwell Road Norton Green Stevenage Herts
Proposal : Discharge of condition 11 (landscaping) attached to planning permission reference number 15/00101/FPM
Date of Decision : 20.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

16. Application No : 17/00318/CPA

Date Received : 11.05.17

Location : Serviceline House Maxwell Road Stevenage Herts

Proposal : Prior approval for the change of use of office building (Use Class B1(a)) to Residential Dwellings (Use Class C3), comprising of 12no one bedroom flats and 4no two bedroom flats.

Date of Decision : 05.07.17

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 Maxwell Road and Cockerell Close. 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: Pollution Sensitive Uses 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.

17. Application No : 17/00315/FPH

Date Received : 13.05.17

Location : 31 Exchange Road Stevenage Herts SG1 1PZ

Proposal : Two storey side and single storey front extension

Date of Decision : 11.07.17

Decision : **Planning Permission is GRANTED**

18. Application No : 17/00320/TPTPO

Date Received : 15.05.17

Location : 16 Chancellors Road Stevenage Herts SG1 4AP

- Proposal : Reduction of 1no. oak tree to 12m high and 9.5m wide (T3) protected by Tree Preservation Order 10
- Date of Decision : 06.07.17
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
19. Application No : 17/00323/FPH
- Date Received : 15.05.17
- Location : 65 Hertford Road Stevenage Herts SG2 8SE
- Proposal : Front Porch
- Date of Decision : 13.07.17
- Decision : **Planning Permission is GRANTED**
20. Application No : 17/00324/CLPD
- Date Received : 16.05.17
- Location : 35 Jupiter Gate Stevenage Herts
- Proposal : Certificate of lawfulness for a single storey rear extension
- Date of Decision : 11.07.17
- Decision : **Planning Permission is GRANTED**
21. Application No : 17/00328/FP
- Date Received : 17.05.17
- Location : On The Green Restaurant 11 High Street Stevenage Herts
- Proposal : Erection of timber storage shed in rear yard.
- Date of Decision : 11.07.17
- Decision : **Planning Permission is GRANTED**
22. Application No : 17/00331/FPH
- Date Received : 18.05.17
- Location : 22 Fishers Green Stevenage Herts SG1 2JA
- Proposal : Demolition of existing garage and erection of annexe

Date of Decision : 25.07.17

Decision : **Planning Permission is GRANTED**

23. Application No : 17/00332/FP

Date Received : 18.05.17

Location : Mr Mulligan's Lost World Golf 3A Stevenage Leisure Park Kings Way Stevenage

Proposal : Installation of 2no. external AC condensing units to the rear of the site

Date of Decision : 11.07.17

Decision : **Planning Permission is GRANTED**

24. Application No : 17/00336/FPH

Date Received : 19.05.17

Location : 52 Elder Way Stevenage Herts SG1 1SE

Proposal : First floor rear extension

Date of Decision : 17.07.17

Decision : **Planning Permission is GRANTED**

25. Application No : 17/00341/LB

Date Received : 23.05.17

Location : 1 Morley Cottages Chells Lane Stevenage Herts

Proposal : Listed building consent for replacement of 4no softwood windows with 4no uPVC double glazed windows.

Date of Decision : 30.06.17

Decision : **Listed Building Consent is REFUSED**

For the following reason(s);

1. The proposed replacement uPVC windows would have a harmful impact on the character, appearance and architectural interest 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.

26. Application No : 17/00342/COND
Date Received : 23.05.17
Location : Land At Chadwell Road Norton Green Stevenage Herts
Proposal : Partial discharge of Condition 17 (archaeological scheme of investigation) attached to planning permission reference number 15/00101/FPM
Date of Decision : 17.07.17
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
27. Application No : 17/00343/FP
Date Received : 23.05.17
Location : Caswell House Cavendish Road Stevenage Herts
Proposal : The installation of gas engines with ancillary development
Date of Decision : 20.07.17
Decision : **Planning Permission is GRANTED**
28. Application No : 17/00344/HPA
Date Received : 25.05.17
Location : 17 Jennings Close Stevenage Herts SG1 1SA
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 5.0m, for which the maximum height will be 3.0m and the height to the eaves will be 2.87m
Date of Decision : 30.06.17
Decision : **Prior Approval is REQUIRED and REFUSED**

For the following reason:-

1. In the opinion of the Local Planning Authority the proposed single storey rear extension at a maximum height of 3m, maximum eaves height of 2.87m and length of 5m would adversely impact on the amenity of No.19 Jennings Close to an unacceptable degree, causing a loss of light and an overbearing impact by virtue of its size and siting up to the boundary. The proposal is thereby contrary to policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policy 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).

29. Application No : 17/00346/FP
Date Received : 25.05.17
Location : 142 Derby Way Stevenage Herts SG1 5TL
Proposal : Change of use of public amenity land to private residential land and erection of fence
Date of Decision : 13.07.17
Decision : **Planning Permission is GRANTED**
30. Application No : 17/00365/FP
Date Received : 25.05.17
Location : 65 And 67 Peartree Way Stevenage Herts SG2 9EA
Proposal : Change of use from public highway land and amenity land to private residential land
Date of Decision : 11.07.17
Decision : **Planning Permission is GRANTED**
31. Application No : 17/00350/TPTPO
Date Received : 26.05.17
Location : 2 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Reshaping of 1no English Oak (T1) protected by Tree Preservation Order 121
Date of Decision : 21.07.17
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
32. Application No : 17/00358/FPH
Date Received : 26.05.17
Location : 45 Archer Road Stevenage Herts SG1 5HB
Proposal : Demolition of existing outbuilding and conservatory and erection of a single storey rear extension
Date of Decision : 19.07.17
Decision : **Planning Permission is GRANTED**

33. Application No : 17/00364/TPTPO
Date Received : 30.05.17
Location : 59, 61 And 63 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Reduction of 1no Oak (T6) and 3no Ash trees (T8, T9 & T10) by 3.5m and reduction of 1no Oak (T7) by 2.5m protected by Tree Preservation Order 38.
Date of Decision : 19.07.17
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
34. Application No : 17/00363/HPA
Date Received : 31.05.17
Location : 111 Ingleside Drive Stevenage Herts SG1 4RY
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.1 metres, for which the maximum height will be 3.6 metres and the height to the eaves will be 2.3 metres.
Date of Decision : 11.07.17
Decision : **Prior Approval is REQUIRED and GIVEN**
35. Application No : 17/00368/CLED
Date Received : 31.05.17
Location : 31 William Place Stevenage Herts SG2 9DJ
Proposal : Certificate of lawfulness for an existing conservatory
Date of Decision : 19.07.17
Decision : **Certificate of Lawfulness is APPROVED**
36. Application No : 17/00369/FPH
Date Received : 31.05.17
Location : 16 Lincoln Road Stevenage Herts SG1 4PJ
Proposal : Single storey front extension
Date of Decision : 13.07.17

- Decision : **Planning Permission is GRANTED**
37. Application No : 17/00384/TPCA
Date Received : 05.06.17
Location : Old Red Lion PH Hydean Way Stevenage Herts
Proposal : Re-pollarding of 10no Ash trees, 2no Field Maple trees and 2no Thorn trees along the car park boundary
Date of Decision : 17.07.17
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
38. Application No : 17/00380/FPH
Date Received : 06.06.17
Location : 174 Mildmay Road Stevenage Herts SG1 5SZ
Proposal : Demolition of existing garage and erection of two storey side extension and single storey rear extension
Date of Decision : 19.07.17
Decision : **Planning Permission is GRANTED**
39. Application No : 17/00381/FPH
Date Received : 06.06.17
Location : 13 Bradman Way Stevenage Herts SG1 5RE
Proposal : Conversion of existing dwellinghouse to single storey side extension
Date of Decision : 19.07.17
Decision : **Planning Permission is GRANTED**
40. Application No : 17/00388/FPH
Date Received : 09.06.17
Location : 2 Bronte Paths Stevenage Herts SG2 0PQ
Proposal : Erection of a part single, part two storey rear extension
Date of Decision : 12.07.17

Decision : **Planning Permission is GRANTED**

41. Application No : 17/00390/FPH
Date Received : 09.06.17
Location : 132 Sefton Road Stevenage Herts SG1 5RW
Proposal : Demolition of existing conservatory and erection of single storey rear extension
Date of Decision : 13.07.17
Decision : **Planning Permission is GRANTED**

42. Application No : 17/00393/FPH
Date Received : 09.06.17
Location : 4 Blair Close Stevenage Herts SG2 8DE
Proposal : Insertion of 1no bathroom window on the southern elevation
Date of Decision : 11.07.17
Decision : **Planning Permission is GRANTED**

43. Application No : 17/00397/HPA
Date Received : 12.06.17
Location : 530 York Road Stevenage Herts SG1 4ER
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 3.2m, for which the maximum height will be 3.7m and the height to the eaves will be 2.7m
Date of Decision : 17.07.17
Decision : **Prior Approval is NOT REQUIRED**

44. Application No : 17/00398/HPA
Date Received : 14.06.17
Location : 13 Vallansgate Stevenage Herts SG2 8PY
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.0m, for which the maximum height will be 3.25m and the height to the eaves will be 2.3m

Date of Decision : 26.07.17

Decision : **Prior Approval is NOT REQUIRED**

45. Application No : 17/00405/CLPD

Date Received : 15.06.17

Location : 104 Letchmore Road Stevenage Herts SG1 3PT

Proposal : Garage conversion

Date of Decision : 05.07.17

Decision : **Certificate of Lawfulness is APPROVED**

46. Application No : 17/00410/COND

Date Received : 19.06.17

Location : Former John Lewis Plc Cavendish Road Stevenage Herts

Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 15/00702/FPM.

Date of Decision : 19.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

47. Application No : 17/00411/COND

Date Received : 19.06.17

Location : Former John Lewis Plc Cavendish Road Stevenage Herts

Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 15/00703/LB

Date of Decision : 19.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

48. Application No : 17/00414/CLPD

Date Received : 20.06.17

Location : 79 The Pastures Stevenage Herts SG2 7DF

Proposal : Certificate of lawfulness for a single storey rear extension

Date of Decision : 19.07.17

Decision : **Certificate of Lawfulness is APPROVED**

49. Application No : 17/00418/FPH

Date Received : 21.06.17

Location : 18 Basils Road Stevenage Herts SG1 3PX

Proposal : Single storey rear extension and veranda

Date of Decision : 20.07.17

Decision : **Planning Permission is GRANTED**

50. Application No : 17/00421/NMA

Date Received : 22.06.17

Location : 77 Jackdaw Close Stevenage Herts SG2 9DA

Proposal : Non material amendment to planning permission reference number 17/00203/FPH to resurface the existing driveway from tarmac to non-permeable block paving.

Date of Decision : 05.07.17

Decision : **Non Material Amendment AGREED**

51. Application No : 17/00430/COND

Date Received : 26.06.17

Location : Benoni Symonds Green Lane Stevenage Herts

Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 15/00734/FPH

Date of Decision : 12.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

Meeting: Planning and Development
Committee

Agenda Item: 9

Date: Tues 8 August 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 17/00084/FPH. 10 Lodge Way, appeal against refusal of planning permission for a first floor side extension.

3. CALLED IN APPLICATIONS

3.1. None

4. DECISIONS RECEIVED

4.1. None

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