



## PLANNING AND DEVELOPMENT COMMITTEE

**Date: Thursday, 9 December 2021**  
**Time: 6.30pm,**  
**Location: Council Chamber**  
**Contact: Ramin Shams - 01438 242308**  
**committees@stevenage.gov.uk**

Members: Councillors: S Speller (Chair), M McKay (Vice-Chair), D Bainbridge, M Arceno, A Brown, T Callaghan, M Creasey, M Downing, J Hanafin, G Lawrence, Mrs J Lloyd, A Mitchell CC, G Snell and T Wren

---

### AGENDA

#### **PART 1**

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

**2. MINUTES**

To approve as a correct record the Minutes of the previous meeting held on Tuesday 2 November 2021.

Pages 5 – 26

**3. 21/01150/CC - THE VALLEY SCHOOL, BROADHALL WAY, STEVENAGE**

To consider application for the proposed erection of a one-storey building for a replacement special needs school together with ancillary external play and teaching areas, landscaping, parking and other associated works, including demolition of existing caretaker's bungalow and provision of temporary construction access from Broadhall Way.

Pages 27 – 58

**4. 21/00872/FP - GLADSTONE COURT, SPRING DRIVE, STEVENAGE, HERTFORDSHIRE SG2 8AY**

To consider installation of a new heat dump for the roof solar panels on the south elevation of building at first floor level above the existing plant room doors.

Pages 59 – 64

**5. 21/00536/FPM - LAND TO THE NORTH WEST OF JUNCTION 7 OF THE A1(M)**

To consider erection of electric vehicle charging station with ancillary retail unit associated electrical infrastructure, car parking and landscaping

Pages 65 - 102

## ADJOURNMENT

There will be a short adjournment at the conclusion of Item 5.

### **6. 21/00944/FPM - GARAGES AT DUNN CLOSE, STEVENAGE**

To consider demolition of existing garage blocks and their replacement with a development comprising a two storey supported housing building containing a mix of 21no 1, 2 and 3 person units and associated facilities and a separate two storey terrace comprising 6 x one bedroom class C3 dwellings together with associated amenity areas, car and cycle parking bin store

Pages 103 – 162

### **7. 21/00971/FPM - COURTLANDS, TODDS GREEN, STEVENAGE, HERTS, SG1 2JE**

To consider redevelopment of existing riding stables to provide 11no. three bedroom and 6no. four bedroom dwellings with associated access road, parking, landscaping, footpath connections, infiltration basin and pump station

Pages 163 – 212

### **8. 21/00754/FPM - ROEBUCK RETAIL PARK, LONDON ROAD, STEVENAGE**

To consider conversion of existing units at Roebuck Park to provide a self-storage facility (within Use Class B8) at Unit 3 and employment units for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8) at Units B1, C2 and C3, together with the provision of three new build employment units either side of the existing terrace (Units A1, D1 and D2) for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8), and associated works

Pages 213 – 234

### **9. 21/00057/FP - LAND AT WATERCRESS CLOSE, COOPERS CLOSE AND WALNUT TREE CLOSE, STEVENAGE**

To consider erection of two detached dwelling houses including new site access from Watercress Close and 560sqm of publicly accessible open space to the south of the site

Pages 235 – 258

### **10. INFORMATION REPORT - DELEGATED DECISIONS**

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

Pages 259 – 276

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

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

Pages 277 - 278

**12. URGENT PART I BUSINESS**

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

**13. 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.

**14. 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 Thursday, 9 December 2021 – <http://www.stevenage.gov.uk/have-your-say/council-meetings/161153/>**