



## PLANNING AND DEVELOPMENT COMMITTEE

Date: Tuesday, 3 October 2023

Time: 6.30pm

Location: Council Chamber, Daneshill House, Danestrete, Stevenage

Contact: Abbie Hamilton (01438) 242587

committees@stevenage.gov.uk

Members: Councillors: M Downing (Chair), C Parris (Vice-Chair), J Ashley-Wren, R Broom, F Chowdhury, N Chowdhury, C Howells, G Lawrence CC, M McKay, A Mitchell CC, E Plater, G Snell, C Veres and A Wells.

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### AGENDA

#### **PART I**

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

**2. MINUTES - 18 JULY 2023 AND 8 AUGUST 2023**

To approve as a correct record the Minutes of the previous meeting held on 18 July 2023 and 8 August 2023.

Pages 5 – 60

**3. 23/00066/FP - LAND TO THE REAR OF 48, 49, AND 50 CONIFER WALK, STEVENAGE**

To consider the erection of 1no. one bedroom and 1no. two bedroom dwelling houses and provision of publicly accessible open space.

Pages 61 – 90

**4. 22/00838/FPM - LAND TO THE WEST OF NORTH ROAD**

To consider a Section 73 application to permission reference: 21/00529/FPM – amendments to condition 1 (approved plans), condition 2 (timing), condition 3 (construction management plan), condition 5 (Drainage Strategy), condition 6 (drainage management and maintenance), condition 7 (Travel Planning), condition 8 (hydrants), condition 9 (acoustic fence), condition 12 (materials), condition 14 (external lighting), condition 15 (access), condition 16 (service yards and car park), condition 17 (bin storage), condition 18 (electric vehicle charging), condition 20 (landscape drawings), condition 22 (hard surfacing) and conditions 27 & 28 (Unexpected Contamination).

Pages 91 – 120

**5. 23/00655/FPM - LAND TO THE WEST OF LYTTON WAY**

To consider the Variation of condition number 2 (approved plans) attached to planning permission reference number 23/00239/FPM to alter the position of the stair and lifts cores to ensure maximum travel distance for means of escape are improved.

Pages 121 – 154

**6. 23/00393/FPM AND 23/00350/S106 - UNIT 7B, ROARING MEG RETAIL PARK**

To consider the external alterations and insertion of mezzanine floorspace (ref. 23/00393/FPM) and the Variation of Section 106 agreement dated 4 December 2014 (ref. 23/00350/S106).

Pages 155 – 174

**7. 23/00528/FPH - 115 HAYCROFT ROAD. STEVENAGE**

To consider a single storey front extension and construction of a driveway with associated dropped kerb.

Pages 175 – 182

**8. 23/00621/CLED - 7 DOVE ROAD, STEVENAGE**

To consider a Certificate of Lawfulness for (Existing Development) for the enlargement and conversion of a garage into an annexe.

Pages 183 – 188

**9. 23/00631/CLEU - 127 RIPON ROAD, STEVENAGE**

To consider the Certificate of Lawfulness for (Existing Use) for the use of the property as 6-bed House of Multiple Occupation (Use Class C4).

Pages 189 – 192

**10. 23/00618/CLEU - 45 YORK ROAD**

To consider a Certificate of lawfulness for use as a 7 bedroom HMO (Use Class Sui-Generis).

Pages 193 – 198

**11. 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 199 – 224

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

To note a report on Appeals and Called-in applications.

Pages 225 – 230

**13. URGENT PART I BUSINESS**

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

**14. 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 involves 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.

**15. URGENT PART II BUSINESS**

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