



PLANNING AND DEVELOPMENT COMMITTEE

Date: Tuesday, 5 September 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

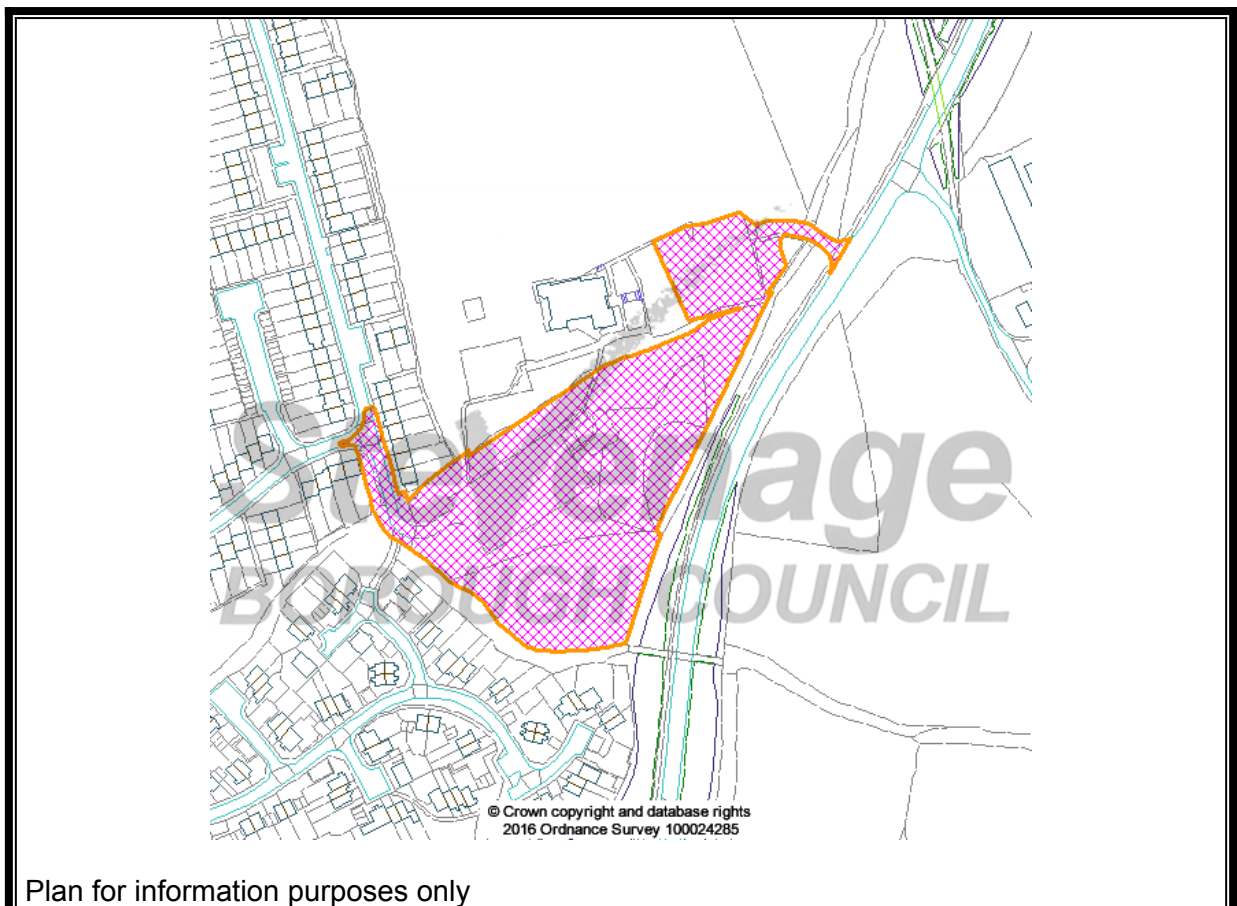
PART 1

1. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**
2. **MINUTES - 8 AUGUST 2017**
To approve as a correct record the Minutes of the Planning and Development Committee held on Tuesday 8 August 2017
3. **7/00389/FPM - LAND TO THE WEST OF GRESLEY WAY AND TO THE SOUTH OF FERRIER ROAD STEVENAGE** 3 - 22
To consider the erection of 43 residential dwellings with associated access, internal road layout, drainage, landscaping and infrastructure.
4. **17/00376/FPM - DUPONT (UK) LTD, WEDGWOOD WAY** 23 - 40
To consider the erection of apartment building containing 70 apartments with associated access, parking and landscaping.
5. **APP REF: 17/00532/FP - SYMONDS GREEN COMMUNITY CENTRE, FILEY CLOSE, STEVENAGE** 41 - 46
To consider the extension of 2.4m high green metal fence and retention of a 1.2m wide footpath.
6. **APP REF: 17/00452/FP - LAND TO THE FRONT OF 9-35 HOLLY LEYS, STEVENAGE** 47 - 52
To consider the change of use of public amenity land to create new parking area.

7. **APP REF: 17/00338/S106 - LAND BOUNDED BY BRAGBURY LANE, PEMBRIDGE GARDENS AND BLENHEIM WAY, STEVENAGE** 53 - 58
 To consider a Variation of Schedule 2, 1 (Financial Contributions) and Schedule 2, 2 (obligation payment) of the Section 106 Agreement (dated 11 September 2014) approved under planning permission 13/00595/REG/3.
8. **APP REF: 17/00255/ENF - 113 THE PASTURES, STEVENAGE** 59 - 62
 To consider enforcement action relating to unauthorised roof lights.
9. **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS** 63 - 64
 To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
10. **INFORMATION REPORT - DELEGATED DECISIONS** 65 - 80
 To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
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.

Meeting:	Planning and Development Committee	Agenda Item: 3
Date:	5 September 2017	
Author:	Clive Inwards	01438 242837
Lead Officer:	Zayd Al-Jawad	01438 242257
Contact Officer:	Clive Inwards	01438 242837

Application No:	17/00389/FPM
Location:	Land to the west of Gresley Way and to the south of Ferrier Road, Stevenage.
Proposal:	Erection of 43 residential dwellings with associated access, internal road layout, drainage, landscaping and infrastructure.
Drawing Nos.:	088-001B, 088-PL-101C, 2016/3491/002D, E16-091-101P3, 088-PL200, 088-PL201, 088-PL202, 088-PL203, 088-PL204, 088-PL205, 088-PL206, 088-PL208, 088-PL210, 088-PL211 and 088-PL212.
Applicant:	Hill Residential Ltd
Date Valid:	12 June 2017
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site is 1.63 hectares in size and comprises a former car park, basketball court, a former children's play area and an area of open space. The car park is no longer in use and concrete bollards prevent vehicular access from Ferrier Road. The play equipment has been removed from the former children's play area although the basketball hoops on the basketball court still remain. The application site is located towards the eastern boundary of the Borough, with Gresley Way forming a significant part of the eastern boundary of the Borough of Stevenage. To the north of the site is Chells Park which contains a sports pavilion, an equipped children's play area, a basketball court and a car park. To the east of the site is Gresley Way, beyond which is Elm Green Pastures. To the south of the site is existing residential development in Magellan Close and Christie Road and to the west of the site is existing residential development in Ferrier Road. Immediately beyond the south-western boundary of the site is Sheafgreen Lane which is a designated ancient lane. It also constitutes an existing horse and pony riding route. A bridleway runs down the eastern boundary of the site.
- 1.2 At present the only existing vehicular access into the site is from Ferrier Road but this has been closed off with bollards. Ferrier Road is a residential road subject to a 30mph speed limit. There is vehicular access to the north of the site, from Gresley Way, but at present this only serves the car park to the playing fields.
- 1.3 The application site was designated as an allocated housing site in the Stevenage District Plan Second Review 1991-2011 adopted in December 2004.

2. RELEVANT PLANNING HISTORY

- 2.1 2/0229/74 Site for a playing field, pavilion, groundsman enclosure and car parking facilities off Ferrier Road for Stevenage Borough Council. No objection to deemed permission raised 5th December 1974.
- 2.2 2/0311/85 Construction of bell mouth into Chells Park from the Gresley Way extension, Chells Park off Ferrier Road. Decision made 17th September 1985.
- 2.3 2/0122/86 Redevelopment of playing field to form district park, incorporating a pavilion, bowling green, all weather playing pitch, horse ride and activity area, putting course, crazy golf, tennis court, additional car parking and new vehicular access. Planning permission refused 15th July 1986.
- 2.4 2/0432/86 Redevelopment of playing field to form district park, incorporating a pavilion, bowling green, all weather playing pitch, horse ride and activity area, putting course, crazy golf, tennis court, additional car parking and new vehicular access. Decision made 15th February 1987.
- 2.5 2/0569/88 New community park pavilion, Chells District Recreation Park, Ferrier Road. Decision made 13th February 1989.
- 2.6 14/00038/REG3M The erection of 14no. three bed, 9no. four bed and 7no. two bed houses; and 4no. one bed flats. Outline planning permission granted 23rd December 2014.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the erection of 43 residential dwellings together with accesses, internal road layout, drainage, landscaping and associated infrastructure. The site would have two vehicular access points, one utilising the existing access from Ferrier Road serving 15 dwellings, and a new connecting road from the existing access point onto Gresley Way serving the remaining 28 dwellings. 43 dwellings on this site of 1.63 hectares would equate to a gross density of approximately 26 dwellings per hectare. 32.5% (14) of the dwellings to be provided on site would be affordable and would either be social rented housing or low cost market housing. The residential development would comprise predominantly traditional two and two and a half storey dwellings, although it does also include an apartment block of four units and a smaller building containing two flats close to the entrance with Ferrier Road. The development proposes a mix of 1, 2, 3, 4 and 5 bedroom dwellings which would be a range of detached, semi-detached and terraced houses and with the apartment blocks mentioned above.
- 3.2 The site layout shows the majority of the existing trees and hedges on the boundaries of the site as being retained, including the retention of the 'B' category (trees of moderate quality and value) and TPO'd trees on the site boundary. However, a number of small trees in the centre of the site would need to be removed. The layout shows a number of areas of new tree planting including additional tree planting on the eastern boundary of the site, street trees and trees in front gardens of properties to enhance the street scene and tree planting in rear gardens.

4. PUBLIC REPRESENTATIONS

- 4.1 As a major planning application the proposal has been publicised by way of letters to adjoining premises, the erection of site notices and a press notice. In response to this consultation six objections to the application have been received from the occupiers of 35 Ferrier Road, 70 Ferrier Road, 58 Ferrier Road, 1 Magellan Close and 122 Austen Paths. The grounds of objection can be summarised as:

- The proposal would overload Ferrier Road with traffic and would create a potential accident spot on Gresley Way which has already been the scene of various accidents whilst vehicles exit the car park. Ferrier Road is usually heavily parked leaving it difficult for emergency services to access this area;
- This land should be left alone and not developed as it would blight the surrounding area and take away another piece of recreational land that the locals enjoy;
- The field located next to the tarmac basketball court is vital for wildlife, the field has new trees which are vital to support the local bird wildlife alongside multiple other wildlife;
- Pedestrian access to the park would disturb the occupiers of the new houses;
- The existing basketball court is still a highly prized area for local residents to use for recreation;
- There is minimal consideration to the disruption of local residents during the construction phase nor the increased light pollution once the building works are complete;
- The layout of the plan would create a rat run for local youths on their mopeds and motorbikes which would be hazardous for local residents;

- Object that the vehicle access for some of the new homes should be provided via Ferrier Road. Any increase in traffic along Ferrier Road presents an unacceptable increased risk to safety for all residents of Ferrier Road and surrounding streets who need to use it for access. The Ferrier Road access should either be closed off completely, or remain open to pedestrian and cycle traffic only; and
- An additional 15 houses will increase parking pressure on the short stretch of road from Nos. 64-74 Ferrier Road, which at the moment is a dead end.

5. CONSULTATIONS

5.1 Hertfordshire County Council as Highway Authority

- 5.1.1 Consider that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the recommended conditions and a financial contribution towards the improvement of existing bus stops in the vicinity of the site.

5.2 Hertfordshire County Council as Fire and Rescue Service

- 5.2.1 Access will need to be provided in accordance with the Building Regulations Approved Document B. Fire hydrant provision required.

5.3 Environmental Health

- 5.3.1 No issues identified.

5.4 Thames Water

- 5.4.1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Thames Water would advise that with regard to sewerage infrastructure capacity, they would not have any objection to the planning application.

5.5 Hertfordshire County Council as Lead Local Flood Authority

- 5.5.1 We can confirm that we have no objection in principle on flood risk grounds and advise the Local Planning Authority that the proposed development site can be adequately drained and mitigate any potential existing surface water flood risk if carried out in accordance with the overall drainage strategy. We acknowledge that Thames Water has been contacted and have no objection in principle to the proposed connection. The proposed scheme provides a significant betterment and a significant reduction in run-off rates. Recommend that conditions are attached to any grant of planning permission.

5.6 Affinity Water

- 5.6.1 The construction works and operation of the proposed development site should be undertaken in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.

5.7 Hertfordshire Constabulary as the Crime Prevention Design Service

5.7.1 The revised plans are acceptable and as the applicant will be seeking Secured by Design accreditation, the Police Crime Prevention Design Service supports this application.

5.8 Hertfordshire County Council as Archaeological Advisors

5.8.1 Conditions to be attached to the grant of any planning permission.

5.9 Hertfordshire County Council as Minerals and Waste Planning Authority

5.9.1 In determining the planning application the borough council is urged to pay due regard to the policies of the Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 and to ensure their objectives are met. Many of the policy requirements can be met through the imposition of planning conditions.

5.10 Sport England

5.10.1 Sport England is satisfied that the proposed development meets the following Sport England Policy exception 'The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.' As such Sport England does not wish to raise an objection to the application.

5.11 Hertfordshire County Council in relation to impact on service provision

5.11.1 Based on the information provided for a development of 43 dwellings, the County Council would seek financial contributions towards primary education, secondary education and youth services.

5.12 Parks and Amenities

5.12.1 'There are some technical issues to be addressed in relation to the traffic control barrier, park security and the phasing of the car park works.' These issues will continue to be progressed with the applicant so that they are suitably resolved to the satisfaction of the Council's Parks and Amenities Team.

5.13 Stevenage Borough Council Housing Team

5.13.1 No objection to this development as it meets the planning policy requirements for affordable housing on site.

5.14 Herts and Middlesex Wildlife Trust

5.14.1 Ecological impacts on habitats should be assessed by applying the DEFRA Biodiversity Impact Calculator. In order to accord with the NPPF the development should return a net positive ecological unit score. In principle there is no objection to the location and concept of this development, located as it is on amenity land. However, in order to conform with the requirements of NPPF, BS 42020, the proposals need to demonstrate that the development

will achieve no net loss and where possible net gains to biodiversity. At present they do not do so and accordingly the Wildlife Trust object to the proposal.

5.15 Arboricultural Manager

5.15.1 Having inspected the site, I can confirm the following concerns:

- Tree numbers T7, 8, 9, 14, 15 and 16 should, in my opinion, also be reduced to reduce the impact on the proposed properties;
- TG9 should also be reduced in order to reduce the impact on properties;
- Hornbeam T20 is currently proposed to be removed. My suggestion is that although the trunk has some areas of degraded wood, the overall condition is good. I would suggest that both this hornbeam and the multi-stem one adjacent (just outside the boundary) are reduced in height and spread at the cost of the developer;
- I note the suggestions that the reductions should not exceed 30%. In my view, in order to reduce impact, there should be a minimum of 30% reduction but no more than 40%. This should be combined with some further cut back to suitable points where the trees are very near to the proposed buildings;
- I would also want to clarify the position of the ownership as some of the hedgerow trees T5 to T20 seem to fall outside the development.

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

TW1 Sustainable Development
TW2 Structural Open Space
TW8 Environmental Safeguards
TW9 Quality in Design
TW10 Crime Prevention
TW11 Planning Requirements
H3 New Housing Allocations
H8 Density of Residential Development
H14 Benefits of Affordability
T6 Design Standards
T12 Bus Provision
T13 Cycleways
T14 Pedestrians
T15 Car Parking Strategy
EN9 Archaeology and Development
EN13 Trees in New Development
EN15 Ancient Lanes and Associated Hedgerows
EN27 Noise Pollution
EN38 Energy Conservation and Supply
L15 Outdoor Sports Provision in Residential Developments
L16 Children's Play Space Provision in Residential Developments
L17 Informal Open Space in Residential Developments

- L18 Open Space Maintenance
- L23 Horse and Pony Route

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

- Policy SP1: Presumption in Favour of Sustainable Development
- Policy SP2: Sustainable Development in Stevenage
- Policy SP5: Infrastructure
- Policy SP6: Sustainable Transport
- Policy SP7: High Quality Homes
- Policy SP8: Good Design
- Policy SP9: Healthy Communities
- Policy SP11: Climate Change, Flooding and Pollution
- Policy SP12: Green Infrastructure and the Natural Environment
- Policy IT3: Infrastructure
- Policy IT4: Transport Assessments and Travel Plans
- Policy IT5: Parking and Access
- Policy HO7: Affordable Housing Targets
- Policy HO8: Affordable Housing Tenure, Mix and Design
- Policy HO9: House Types and Sizes
- Policy GD1: High Quality Design
- Policy FP1: Climate Change
- Policy FP2: Flood Risk in Flood Zone 1
- Policy NH5: Trees and Woodland
- Policy NH6: General Protection for Open Space
- Policy NH3: Green Corridors
- Policy NH09: Areas of Archaeological Significance

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 its acceptability in land use policy terms, the impact on the character and appearance of the area; the impact on both existing neighbouring amenities and future residential amenity; the effect of the proposals on the highway network, the adequacy of parking provision and other issues raised in representations.

7.2 Land Use Policy Considerations

- 7.2.1 The application site is designated as an allocated housing site under policy H3 of the Stevenage District Plan Second Review 1991-2011 adopted 2004 and there is therefore a longstanding presumption in favour of developing this site for housing. Whilst policy H3 of the District Plan set an estimated number of 40 dwellings on this site, this is not a fixed target and on a further detailed consideration of the site the applicant has been able to accommodate 43 dwellings on this site which is considered to be an appropriate quantum of development and in accordance with the estimated figure of 40 dwellings set out in policy H3. Additionally, the principle of the residential development of this site has been accepted

by the granting of outline planning permission 14/00038/REG3M, which granted planning permission for 34 dwellings on this site and this permission is still extant.

- 7.2.2 Paragraph 3.1 above sets out that the gross development of density across the site is 26 dwellings per hectare (1.63/43). However, in working out the net residential density development of the site, the area of car parking to the north of the site which is to be replaced as existing, is included with the application red line. This area can be excluded for the purposes of calculating the net residential development and which reduces the area of development to 1.13 hectares. 43 dwellings on 1.13 hectares equates to a net residential development of 38 dwellings per hectare which is within the range of 30-50 dwellings per hectare set out in policy H8 of the Local Plan.
- 7.2.3 Additionally, the proposal needs to be assessed against the National Planning Policy Framework March 2012 (NPPF). The NPPF states at paragraph 49 that “housing applications should be considered in the context of the presumption in favour of sustainable development” and that “relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.” Taking these issues in turn, the site is considered to be in a relatively sustainable location. The site has access to public transport with the nearest bus stop being located approximately 250m to the north-east of the site on Gresley Way and which is served by the circular SB1 bus route. Further bus stops are provided approximately 400m to the west of the site on Chells Way which are similarly served by the circular SB1 route. There are also footpaths and cycleway links through the site and the proposed development can connect into the existing system of footways through the existing residential areas and also the dedicated cycle lanes that exist on Six Hills Way into the town centre. The nearest primary school to the site is Camps Hill Primary which is approximately 650m to the north-west of the site and the nearest secondary school is the Nobel School, approximately 900m to the north-west. The closest neighbourhood centre is The Glebe which is approximately 800m to the north-west of the application site. Sainsbury’s supermarket at The Poplars is some 1,100m to the south of the site. Obviously, being adjacent to Chells Park, the site has excellent access to the sports facilities and a children’s equipped area of play is immediately to the north of the site. Accordingly, the application site is considered to have good access to local facilities and is considered to be in a sustainable location.
- 7.2.4 In relation to the five year supply of deliverable housing, paragraph 47 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The most up to date housing supply figures indicate that the Council is unable to meet its requirement to provide a five year supply of deliverable housing. The fact that the Council is unable to meet its requirement to provide a five year supply of housing is thus a material consideration in the assessment of the application.
- 7.2.5 The fact that the site is an allocated housing site in the District Plan, the site is considered to be in a relatively sustainable location and that the Council is currently unable to provide a 5 year supply of deliverable housing sites are strong material considerations that significantly weigh in favour of the application.

7.3 Emerging Planning Policy

- 7.3.1 The application site has not been allocated for residential development in the emerging Local Plan (Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016) as the site is considered to constitute a committed development, given that 34 dwellings have already been granted planning permission on this site. The 34 dwellings are already included within the housing land supply by virtue of this 2014 permission. This proposal would therefore contribute an additional 9 dwellings towards the housing supply and would assist in meeting the housing requirement in Stevenage.
- 7.3.2 Policy HO7 sets an affordable housing target of 30% affordable provision on sites that are not previously developed. The proposal provides 14 affordable housing units which equates to a percentage of 32.5% and is thus entirely in accordance with emerging policy HO7. This can be secured through a s106 legal agreement to be attached to the grant of any planning permission. In addition to the provision of affordable housing, financial contributions are also required in accordance with the Hertfordshire County Council tool kit and contributions to Stevenage Borough Council for commuted payments towards the improvement of nearby outdoor sports facilities and the off-site children's equipped play area. Again these contributions can be captured through a s106 agreement.
- 7.3.3 Policy HO9 relates to house type and sizes and requires an appropriate range of market and affordable house types and sizes. The proposed housing mix incorporates a range of 1 bedroom apartments to 5 bedroom houses predominantly in the form of 2 to 2.5 storey dwellings. The proposal is thus considered to provide an appropriate mix of housing and one which also reflects the scale and typology of the existing development in proximity to the site. Additionally, policy HO9 requires the provision of aspirational homes in appropriate locations, including edge-of-town sites such as this. The proposal includes three 5 bedroom properties as part of the mix of dwellings and one of which would meet all of the aspirational homes criteria. Accordingly, the proposal is considered to comply with emerging policy HO9.
- 7.3.4 As well as being in accordance with Development Plan policy, the proposal is also therefore considered to be in accordance with emerging planning policy and also contributes to the Council's five-year supply of housing.

7.4 Impact upon the Character and Appearance of the Area

- 7.4.1 The application proposes the development of the site for residential and related purposes, including the internal road layout, drainage, landscaping and associated infrastructure. The application documents demonstrate a range of 1, 2, 3, 4 and 5 bedroom dwellings comprising a mix of detached, semi-detached, terraced house and small apartment blocks. The majority of the dwellings would be 2½ storey dwellings with 2 storey dwellings predominantly in the area of the site closest to Ferrier Road to relate to existing residential properties. The proposal would also provide for some single storey garages.
- 7.4.2 The site is relatively self-contained as it has strong linear groupings of native trees on its northern and south-western boundaries that provide separation from Chells Park and Sheafgreen Lane respectively. It is recognised that the eastern boundary adjacent to Gresley Way is rather more sparsely populated in terms of trees and there are views into the site from Gresley Way. However, the site is set within a wider residential context in the east

of Stevenage. In the wider area the site is surrounded by existing residential development in the Chells area of the town to the west and south of the site. There is also residential development to the north of Chells Park in Chells Manor. It is recognised that to the east, beyond Gresley Way, there is open countryside, however Gresley Way does form a barrier to the urban edge of Stevenage and as such this proposal is not considered to adversely affect the countryside beyond Gresley Way to the east. Accordingly, residential development in this location is not considered to be out of context.

- 7.4.3 As the site is allocated for housing in the District Plan, there has always been a presumption that this site would be developed for residential development. The site layout drawing demonstrates that this amount of development can be accommodated on this site which would allow for the important trees on the northern and south-western boundaries to be retained, and would also allow for the retention of the hedgerow adjacent to Sheafgreen Lane and the bridleway on the eastern boundary of the site. Residential development and the associated open space and landscaping are considered to be achievable on this site without adversely affecting the character and appearance of the area. The proposal would therefore be able to integrate with the urban fabric of the town, complying with Policy TW9 'Quality in Design' of the District Plan.
- 7.4.4 Additionally, the specific design of the dwellings would be appropriate adopting a contemporary design approach with 10 bespoke house types. These house types then have subtle variations in external fenestration and materials depending on their position within the development site. The materials proposed are intended to respond to the verdant nature of the site and include timber boarding, render and brick to create a varied street scene and to ensure that a monotonous development is avoided. The design approach is welcomed and the specific materials can be controlled by condition attached to any grant of planning permission.
- 7.4.5 Given this assessment it is considered that the proposal would create an attractive residential environment that would have an acceptable impact on the character and appearance of the area.

7.5 Impact upon Neighbouring Amenity

- 7.5.1 The only existing residential properties that would be affected by the proposal are those properties in the existing spur of Ferrier Road, nos. 62 to 76, and those properties to the south-west of the site in Magellan Close and Christie Road. Firstly, with regard to the nearest properties in Magellan Close and Christie Road, the closest back to back distances would be in excess of 25m which is the minimum separation distance for dwellings of two storeys in height set out in the Stevenage Design Guide. For the 2½ storey properties the back to back distance to the properties in Christie Road would be in excess of 35m which is the minimum separation distance set out in the Design Guide. The closest back to side distance would be approximately 20m which is well in excess of the 15m set out in the Stevenage Design Guide. Additionally, the application site benefits from being separated from the properties to the south-west by Sheafgreen Lane and there is a strong screen of existing landscaping that is proposed to be retained on this boundary. Accordingly, there is considered to be an acceptable relationship between the proposal and these existing properties.

- 7.5.2 With regard to the closest property in Ferrier Road (no. 64), the nearest property proposed would be plot 43 which would adopt a side to side relationship, albeit at a slightly oblique angle. It was also noted from the site visit that there are no windows in the side elevation of this existing dwelling. This side to side relationship, although slightly oblique, would avoid any detrimental loss of privacy or any adverse loss of light or overbearing impacts to this neighbouring property.
- 7.5.3 It is noted that some residents have objected to the proposal on a number of grounds, which include detrimental impacts during the construction process. Impacts during the construction process are noted, however, these would be temporary and it is considered could be adequately controlled through standard construction conditions attached to any grant of planning permission. The proposed dwellings would be sufficient distance from any existing residential properties to avoid any adverse overbearing or loss of light issues. With the imposition of conditions relating to construction, it is considered that the proposal complies with Policy TW8 of the Local Plan which relates to the Stevenage Design Guide and seeks to avoid adverse impacts to amenity.

Future Residential Amenity

- 7.5.4 In considering a residential scheme of this nature it is also important to ensure that living conditions for any future occupiers are appropriate. The residential properties proposed generally adopt either front to front or front to side relationships for which the Local Planning Authority does not adopt any specific separation distances. There are a couple of back to side relationships between plots 11, 12 and plot 13 and this separation distance would be 12.1m which accords with the back to side relationship distance of 12m for new dwellings set out in the Stevenage Design Guide. Whilst plot 13 is 2½ storeys in height it uses the roofspace to provide the second floor accommodation and is therefore not significantly higher than the 2 storey properties proposed. Whilst the back to back distance between plots 4 and plot number 6 is only approximately 16m (4m below the back to back distance of 20m for new dwellings), plot 4 is set at an oblique angle to plot 6 such that it would not result in direct mutual overlooking. The angled nature of this relationship is therefore considered to be acceptable in this instance.
- 7.5.5 In terms of garden sizes the majority of the properties are able to achieve the recommended garden depth of 10m as set out in the Stevenage Design Guide. Where some of the properties are not able to achieve this depth, many of these are able to compensate by having garden areas in excess of the 50m² minimum garden size set out in the Design Guide. It is recognised that some garden areas are not able to achieve either the depth or minimum garden size recommended; however useable garden areas are still provided and the NPPF does advise that a mix of housing should be provided which would include housing with smaller gardens. Finally, this would be a buyer beware issue for any future occupier. In summary the proposal is considered to be able to provide sufficient privacy distances and garden sizes to ensure suitable living conditions for any future occupiers.

7.6 Impact on the Highway Network

- 7.6.1 The proposal would require the construction of a new access road to link in with the existing access onto Gresley Way from the Chells Park car park and the opening up of the existing access road from Ferrier Road. Hertfordshire County Council as Highway Authority has

stated that the internal road layout would have an acceptable level of vehicle to vehicle inter-visibility and that the proposal includes a dedicated access road which would have the capacity for the level of traffic generated by the scale of development giving the capacity to accommodate two-way traffic at the entrance.

7.6.2 The applicant has also provided a Transport Statement to consider the traffic generated by the proposal. Using the TRICS database 43 dwellings would generate a total peak generation of 22 vehicles departing the development site in the morning peak period (8.00am to 9.00am) and 22 vehicles arriving at the development site in the evening peak period (5.00pm to 6.00pm). Taking into account that the development is located adjacent to a local access road, the Highway Authority has stated that the proposal is not considered to have a significant impact on the local highway network.

7.6.3 In conclusion Hertfordshire County Council as Highway Authority has stated that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to a number of conditions to be attached to any grant of planning permission and a financial contribution to secure safety and passenger transport improvements.

7.7 Parking Provision

7.7.1 The application provides for 87 car parking spaces. Based on the proposed mix of dwellings which comprises 6 x 1 bedroom dwellings, 12 x 2 bedroom dwellings, 8 x 3 bedroom dwellings, 14 x 4 bedroom dwellings and 3 x 5 bedroom dwellings this would require 83 parking spaces in this un-zoned location in accordance with the Council's Parking Provision Supplementary Planning Document (SPD). Whilst there is a slight over-provision of parking, this does then allow for some visitor parking in addition to the allocated parking and further visitor parking could be accommodated on the internal roads. The garages proposed have been designed to meet the minimum standards of 6m x3m internally and are thus in accordance with the SPD. Finally, cycle parking is proposed throughout the development with designated cycle stores for apartment blocks and on-plot cycle storage for individual dwellings at a minimum of one space per unit. Given this the proposal is considered to provide both sufficient car and cycle parking in accordance with the Parking Provision SPD.

7.8 Other Considerations

Flood Risk Assessment

7.8.1 The application site is situated within a Flood Zone 1 location which has a low probability of flooding. Hertfordshire County Council as the Lead Local Flood Authority (LLFA) has confirmed that the proposed development site can be adequately drained and can mitigate against any potential existing surface water flood risk if carried out in accordance with the overall drainage strategy. Accordingly, the LLFA raise no objection on flood risk grounds subject to conditions which are included in section 9.1 of this report.

Loss of Open Space/Amenity Area

7.8.2 Obviously the development of this site for residential purposes will result in the loss of the existing hard-surfaced area and an area of green open space. However, the loss of this area was considered through the Local Plan process when the site was allocated for housing.

Additionally, there is a large sports field, children's equipped area of play and small basketball court immediately to the north of the application site which would provide a suitable area of open space for both existing and future residents. A contribution towards the improvement of this open space will form part of the s106 legal agreement.

Impact on Trees

- 7.8.3 With regard to the impact on trees, 2 'B' category trees as well as parts of 2 'B' category trees are in conflict with the proposed layout and would be required to be felled as well as a number of 'C' category trees and some unclassified trees. The Council's Arboricultural Officer has stated that further works may be necessary to some of the trees proposed for retention to avoid potential future conflicts with future occupiers of the dwellings and this issue can be addressed by a suitably worded condition. The layout does show the retention of all trees the subject of tree preservation orders and also shows that the hedgerow associated with Sheafgreen Lane would not be adversely impacted. With a suitable condition as above and suitable replacement planting, the impact on trees and hedges is considered to be acceptable.

Open Space Provision

- 7.8.4 Whilst Local Plan policy L16 seeks children's play space provision in residential developments, in this instance there is an existing children's play area immediately to the north of the application site and therefore it would not be appropriate to provide an additional play area on the application site. Rather financial contributions to the improvement of the existing children's play area in Chells Park will be sought through any s106 agreement attached to the grant of planning permission. Additionally, Local Plan policy L17 seeks informal open space provision in residential developments at a ratio of 0.4 hectares per 1,000 population. Based on an average household density of 2.48 persons per dwelling, the development would be required to provide 428m² of open space (43 x 2.48 = 107 persons and 0.4ha x 0.107 = 0.0428ha). There are six pockets of informal open space throughout the site amounting to 1,025m² in total, so well in excess of the policy requirement of 428m² as required by policy L17. As such sufficient informal open space provision is considered to be provided on site in this instance and obviously the site is also adjacent to Chells Park.

Ecology and Protected Species

- 7.8.5 The Herts and Middlesex Wildlife Trust has objected to the proposal on the basis that the impacts on habitats should be assessed by applying the DEFRA Biodiversity Impact Calculator to quantify the net ecological impact of the development. Whilst the applicant has not provided this Biodiversity Impact Calculator, they have provided a preliminary ecological appraisal which shows that the site has the potential to support nesting birds, reptiles and bats. Further to this a bat survey and reptile survey have also been provided. The bat survey did not observe bats using the suitable Ash tree for roosting although observed bats using the tree line for foraging. The reptile survey did not identify any reptiles or amphibians during the site visits made and concludes that it is unlikely that there is any reptile population present within the boundaries of the proposed development site. Following the recommendations made within both survey reports (a precautionary method statement for reptiles and soft felling of the Ash tree in the bat survey) and also avoiding tree works or shrub removal during the bird nesting season, it is considered that the development could proceed without adversely affecting protected species.

7.8.6 Additionally, enhancements such as a detailed landscaping scheme and habitat boxes for the benefit of local biodiversity can be conditioned to the grant of any planning permission. With such conditions it is considered that the proposed development does offer a realistic opportunity for a net increase in biodiversity. It should also be noted that the Council has not sought to adopt a policy requiring Biodiversity Impact Calculators in the emerging Local Plan. Finally, the Herts and Middlesex Wildlife Trust did not object to the previous application for 34 dwellings at this site and simply required the recommendations set out in the ecology appraisal to be implemented.

7.9 Matters Raised in Representations

7.9.1 Many of the concerns received in representation responses relate to the loss of this area of informal open space and this issue has been addressed above and in paragraph 7.2.1 of this report.

7.9.2 Additionally, representations received object to the scheme on the basis of using Ferrier Road to access 15 of the dwellings proposed. This issue has been assessed by the Highway Authority who have not raised any issue with utilising this existing (but currently bollarded off) access point. It should also be noted that in the consideration of the previous application for 34 dwellings, the Local Planning Authority accepted the use of this road to serve 14 dwellings and thus this access road would only serve one additional dwelling in this current application. Finally, the proposal is considered to make suitable parking provision for this size of residential development and this issue has also been considered earlier.

8. CONCLUSIONS

8.1 It is considered that the proposal would represent an appropriate residential use of this site. The residential development of the site complies with the National Planning Policy Framework and the adopted Local Plan which has allocated this site for housing. Additionally, the proposal complies with the emerging Local Plan by providing the necessary level of affordable housing on site and provides an appropriate mix of housing including an aspirational dwelling.

8.2 It is considered that the proposal would have an acceptable impact on the character and appearance of the area, it adopts an appropriate design and it would also avoid any detrimental impact to the amenity of neighbouring occupiers. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of both car and cycle parking. Finally, issues relating to wildlife, trees, open space provision, affordable housing and developer contributions can be satisfactorily addressed through the use of conditions or a s106 legal agreement. Accordingly, it is recommended that planning permission is granted.

9. RECOMMENDATIONS

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

- The provision of 32.5% affordable housing on site;
- Primary education, secondary education and youth services;
- The improvement of outdoor sports facilities and children's play space;
- The improvement of the existing bus stops in the vicinity of the application site;

- The provision of fire hydrants.

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

- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans: 088-001B, 088-PL-101C, 2016/3491/002D, E16-091-101P3, 088-PL200, 088-PL201, 088-PL202, 088-PL203, 088-PL204, 088-PL205, 088-PL206, 088-PL208, 088-PL210, 088-PL211 and 088-PL212.

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

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

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

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

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

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

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

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

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

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

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

7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:

- Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
- Construction and storage compounds (including areas designated for car parking);
- Siting and details of wheel washing facilities;
- Cable trenches within the public highway that affect traffic movement of existing residents and highway users;
- Foundation works;
- Substation building;
- Cleaning of site entrances, site tracks and the adjacent public highways;
- Disposal of surplus materials.

REASON: - To minimise the impact of construction vehicles, protect highway safety and to maintain the amenity of the local area.

8 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Construction Traffic Management Plan shall include construction vehicle numbers and routing of construction traffic. The construction of the development shall then be carried out in accordance with the approved Plan.

REASON: - In order to protect highway safety and the amenity of other users of the public highway.

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

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

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

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

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

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

12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Statement carried out by SDP Consulting Engineers, Job No. E16.091, Issue 2 dated of June 2017 including the following mitigation measures detailed within the FRA:

1. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
2. Implementing appropriate drainage strategy based on attenuation and discharge into Thames sewer including SuDS features as indicated on drawing No. E16-091-101 Rev. P2 – Drainage Layout, prepared by Hill dated of 12.06.17.
3. Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s/ha for the 1 in 100 year plus 40% climate change event.

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

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

13 No development shall take place until the final design of the drainage scheme is completed and sent to the Local Planning Authority for approval. The scheme shall include;

1. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

14 No development shall commence until a scheme to provide suitable bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.

REASON: - To increase opportunities for wildlife in new developments.

15 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing hedging on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.

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

16 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation

3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation set out above.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis and publication where appropriate.

REASON: - To ensure that the proposal makes provision for the suitable recording of any archaeological remains.

- 17 The development hereby permitted shall not commence until the proposed junction from Chells Park access road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

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

- 18 The development hereby permitted shall not be occupied until the proposed junction from Chells Park access road has been constructed and the junction improvement works as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D have been provided to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

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

- 19 Before the driveways to all dwellings are first brought into use, pedestrian visibility splays of 0.65 metres by 0.65 metres each side shall be provided and permanently maintained. Within this area there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the junction with the edge of the carriageway of the highway respectively, along the access roads of the application site and from the intersection point along the edge of the carriageway.

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

- 20 The development hereby permitted shall not commence until the proposed access from Ferrier Road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. 088-PL101 revision C to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

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

- 21 The gradient of the access roads shall not be steeper than 1 in 20 for at least the first 20 metres from the edge of the carriageway.

REASON: - To ensure a vehicle is approximately level before being driven off and on to the highway.

- 22 No development shall commence until a scheme that demonstrates a precautionary approach in any development with regard to nesting birds, bats, reptiles and amphibians and also how the recommendations within the Preliminary Ecological Appraisal (Landscape Planning Ltd September 2016) are to be brought forward through the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before and during the course of the development.

REASON: - To ensure that the proposal makes suitable provision for the protection and enhancement of wildlife at the site.

Pro-active Statement

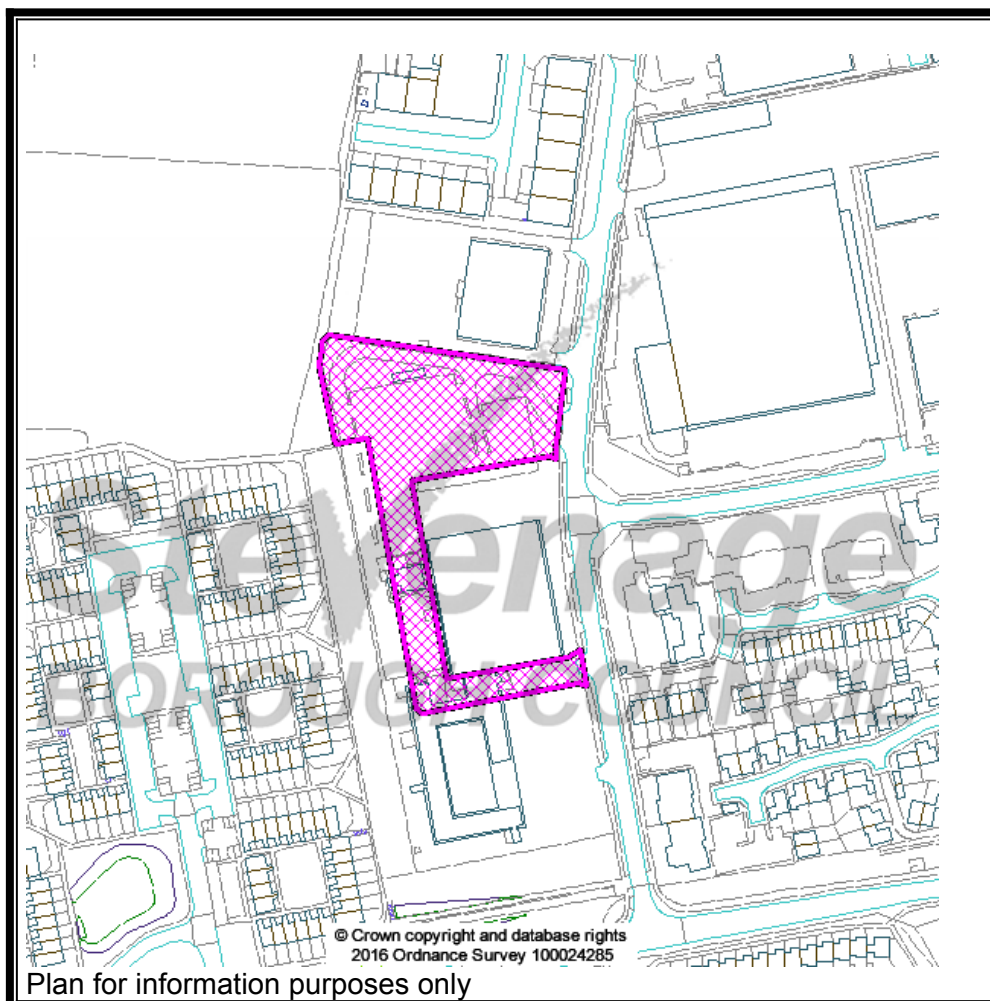
Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning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

10. BACKGROUND DOCUMENTS

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

Meeting:	Planning and Development Committee	Agenda Item: 4
Date:	5 September 2017	
Author:	Clive Inwards	01438 242837
Lead Officer:	Zayd Al-Jawad	01438 242257
Contact Officer:	Clive Inwards	01438 242837

Application No:	17/00376/FPM
Location:	Land to the west of Wedgwood Way (the former DuPont UK Ltd site), Stevenage.
Proposal:	Erection of apartment building containing 70 apartments with associated access, parking and landscaping.
Drawing Nos.:	160105-625D, (63) SW (--) 002P2, 160105-624F, 4160638-1210P1, 4160638-SK1200P2, 4160638-SK1201P2 and 4160638-SK1202P2.
Applicant:	Chase New Homes
Date Valid:	7 June 2017
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site is 6,919m² in size and comprises the northern most part of the former DuPont (UK) Ltd site which has now been cleared and where construction has commenced on the residential dwellings approved under outline planning permission reference 15/00253/OPM. The site is located in the north east of Stevenage, approximately 2.8km from Stevenage town centre. The site is situated in the south western corner of the Pin Green Industrial Estate and is bounded by Wedgwood Way to the east, the remainder of the DuPont site to the south and then amenity grassland and Martins Way beyond, a tree belt, Wellfield Wood and residential properties in Ely Close to the west and industrial and commercial buildings of the industrial estate to the north.
- 1.2 The application site also includes the two access points onto Wedgwood Way which have already been approved under the outline and reserved matters approvals set out below. Wedgwood Way serves the Pin Green Industrial Estate and has its junction with Martins Way in close proximity and to the south east of the application site.
- 1.3 The site is currently being developed by the applicant (Chase New Homes), following the approval of the outline planning permission 15/00253/OPM and the subsequent reserved matters approvals.

2. RELEVANT PLANNING HISTORY

- 2.1 14/00553/CPA Prior approval for the change of use from Offices (Use Class B1 (a)) to 1no. 3 bed, 38no. 2 bed, 33no. 1 bed and 1no. studio residential units. Prior approval not required 25.11.2014.
- 2.2 15/00253/OPM Outline planning application for the demolition of existing buildings and provision of up to 200 new homes, up to 900 sqm of Use classes A1/A2/A3/D1, provision of residential amenity space and associated access and car parking. Outline planning permission granted 11.08.2016.
- 2.3 16/00742/S106 Variation of clause 3.1.3.3 (affordable housing), clause 3.1.4.1 (affordable housing), clause 12.5 (obligation exclusion), and clause 5.4 of schedules 2 and 4 and clause 8 of schedule 4 (mortgagee exclusion) of the section 106 Agreement (dated 11 August 2016) approved under planning permission 15/00253/OPM. Currently pending consideration.
- 2.4 16/00782/RMM Reserved matters application pursuant to planning permission 15/00253/OPM for the erection of 38 no. two bedroom apartments, 42 no. one bedroom apartments, and 14 no. 3 bedroom dwellings, seeking approval of the appearance, landscaping, layout and scale. Reserved matters approval granted 21.02.2017.
- 2.5 17/00121/COND Discharge of conditions 6 (Code of Construction Practice), 8 (Travel Plan), 10 (Construction Method Statement), 11 (site layout drawing), 13 (tree protection fencing), 15 (scheme of external lighting), 16 (bird boxes), 20 (surface water drainage scheme), 21 (boundary treatment), 22 (materials) and 24 (drainage strategy) attached to outline planning permission 15/00253/OPM. Conditions discharged 21.04.2017.
- 2.6 17/00333/NMA Non material amendment to planning permission reference number 15/00253/OPM to alter the southern access into the site to utilise existing access. Non-material amendment agreed 09.06.2017.

- 2.7 17/00185/RMM Reserved matters application pursuant to outline planning permission 15/00253/OPM for 37 no. one bedroom apartments, 67 no. two bedroom apartments and commercial space; seeking the approval of the appearance, landscaping, layout and scale. Reserved matters approval granted 09.06.2017.
- 2.8 17/00550/COND Discharge of condition 2 (landscaping) attached to reserved matters approval 16/00782/RMM. Currently pending consideration.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the erection of an apartment building containing 70 apartments together with associated access, parking and landscaping. The application drawings identify two access points onto Wedgwood Way and demonstrate 73 car parking spaces along with 70 cycle parking spaces. The proposed apartment building would adopt an 'L' shape which would have a maximum length of 49m and a maximum width of 36.2m. It would be 5 storeys in height, utilising a flat roof system which would be 15m in height. The proposed building would utilise buff stock brick, with black feature brickwork, black uPVC windows, black powder coated balconies and black metal fascias and feature cladding panels. The apartment block would comprise 54 no. two bed apartments and 16 no. one bed apartments. The application documents state that there would be 17 affordable housing units on the site.
- 3.2 The site layout shows the proposed apartment block being set back from Wedgwood Way with a significant area of open space and landscaping in front of the building. The applicant has stated that the building will incorporate robust energy efficiency measures in line with the latest Building Regulations and has been laid out to ensure maximum daylight, sunlight and ventilation to all units. Finally, the applicant has stated that the layout and design of the site have been proposed in such a way as to naturally discourage crime and anti-social behaviour on the site.

4. PUBLIC REPRESENTATIONS

- 4.1 As a major planning application the proposal has been publicised by way of letters to adjoining premises, the erection of site notices and a press notice. In response to this consultation one objection to the application has been received from the occupiers of 6 Noble Court, Drury Lane. The grounds of objection can be summarised as:
- The original DuPont building was only 4 storeys in height and this set a precedent for buildings in the local area. Exceeding 4 storeys would devalue the overall appearance of the area, restrict the view of the horizon and tower above surrounding trees and buildings. This would be more in keeping with a city tower block, located in a city centre and not a quiet suburban area on the outskirts of a small town ;
 - A higher building would cast shadow and preclude light if it were to reach the 5 storey level and this would be detrimental to the tenants living in proximity and spoil the general outlook of the area and views;
 - A 3 or 4 storey apartment building would be much more in keeping with the area and would be at the same height as surrounding trees and buildings.

5. CONSULTATIONS

5.1 Hertfordshire County Council as Highway Authority

5.1.1 No objection subject to conditions and a financial contribution towards the assessment of the Travel Plan and improvement of nearby bus stops.

5.2 Hertfordshire County Council as Fire and Rescue Service

5.2.1 Access will need to be provided in accordance with the Building Regulations Approved Document B. Fire hydrant provision required.

5.3 Environmental Health

5.3.1 No objections as long as the mitigation measures set out in the acoustic report are followed.

5.4 Thames Water

5.4.1 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover. Thames Water would advise that with regard to sewerage infrastructure capacity, they would not have any objection to the planning application.

5.5 Hertfordshire County Council as Lead Local Flood Authority

5.5.1 The Lead Local Flood Authority has reviewed the documents provided by the applicant in support of this planning application and advise the Local Planning Authority that the information provided is sufficient to prove that no flooding will occur within the site or surrounding area. We therefore have no objection to the present planning application.

5.6 Hertfordshire County Council in relation to impact on service provision

5.6.1 Based on the information provided for a development of 70 dwellings, the County Council would seek financial contributions towards primary education, youth services and fire hydrant provision.

5.7 Stevenage Borough Council Housing Team

5.7.1 The Housing team welcome the delivery of additional units in Stevenage in a mixed tenure development and is supportive of this application. There will need to be discussion with the applicants about the affordable provision to ensure that it complies with policy or that suitable viability evidence is provided to support the proposals for a higher number of shared ownership units in place of rented.

5.8 Arboricultural Manager

- 5.8.1 The only concern is the woodland encroachment onto the proposed apartment block and parking spaces. I would suggest that the trees forming the woodland edge are cut back / reduced prior to the commencement of any construction works.

5.9 Hertfordshire County Council as Archaeological Advisors

- 5.9.1 Conditions to be attached to the grant of any planning permission.

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

TW1	Sustainable Development
TW2	Structural Open Space
TW8	Environmental Safeguards
TW9	Quality in Design
TW10	Crime Prevention
TW11	Planning Requirements
H7	Assessment of Windfall Housing Sites
H8	Density of Residential Development
H14	Benefits of Affordability
E2	Employment Areas
E4	Acceptable Uses in Employment Areas
T6	Design Standards
T12	Bus Provision
T13	Cycleways
T14	Pedestrians
T15	Car Parking Strategy
EN9	Archaeology and Development
EN13	Trees in New Development
EN17	Wildlife Sites and Regionally Important Geological Sites
EN27	Noise Pollution
EN38	Energy Conservation and Supply
L15	Outdoor Sports Provision in Residential Developments
L16	Children's Play Space Provision in Residential Developments
L17	Informal Open Space in Residential Developments
L18	Open Space Maintenance

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

Policy SP1:	Presumption in Favour of Sustainable Development
Policy SP2:	Sustainable Development in Stevenage
Policy SP5:	Infrastructure
Policy SP6:	Sustainable Transport
Policy SP7:	High Quality Homes
Policy SP8:	Good Design
Policy SP9:	Healthy Communities
Policy SP11:	Climate Change, Flooding and Pollution
Policy SP12:	Green Infrastructure and the Natural Environment

Policy IT3: Infrastructure
Policy IT4: Transport Assessments and Travel Plans
Policy IT5: Parking and Access
Policy HO5: Windfall Sites
Policy HO7: Affordable Housing Targets
Policy HO8: Affordable Housing Tenure, Mix and Design
Policy HO9: House Types and Sizes
Policy GD1: High Quality Design
Policy FP1: Climate Change
Policy FP2: Flood Risk in Flood Zone 1
Policy FP7: Pollution
Policy FP8: Pollution Sensitive Uses
Policy NH1: Principal Open Spaces
Policy NH2: Wildlife Sites
Policy NH5: Trees and Woodland
Policy NH7: Open Space Standards
Policy NH09: Areas of Archaeological Significance

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 its acceptability in land use policy terms, the impact on the character and appearance of the area; the impact on both existing neighbouring amenities and future residential amenity; the effect of the proposals on the highway network, the adequacy of parking provision and other issues raised in representations.

7.2 Land Use Policy Considerations

7.2.1 The application site is located within the Pin Green employment area as identified by the Stevenage District Plan Second Review 1991-2011. Within this area policies E2 and E4 of the District Plan apply. Policy E2 simply designates the Pin Green employment area and policy E4 sets out the acceptable uses in the employment areas, which does not include residential use. Given this designation it is clear that the starting point for considering a residential development in this location is that it would be contrary to development plan policy.

7.2.2 Although the proposal is contrary to adopted development plan policy it is considered that there are a number of significant material considerations that outweigh this policy designation in this instance. Firstly, the whole of the former DuPont (UK) Ltd site has now gained a lawful residential use through the grant of outline planning permission reference 15/00253/OPM and the subsequent reserved matters approvals 16/00782/RMM and 17/00185/RMM. These permissions have been implemented and construction is currently underway at the site. This has established the principle of the residential use of the application site. Given this the application site has now also been taken out of the Pin Green employment area in the emerging Local Plan (Stevenage Borough Local Plan 2011-2031 Publication Draft). The emerging Local Plan has now been through its Examination in Public

and therefore material weight can be attached to the policies contained therein. The fact that the site has now been taken out of the employment area in the emerging Local Plan is therefore a significant material consideration in the assessment of the current application.

- 7.2.3 Finally, the proposal needs to be assessed against the National Planning Policy Framework March 2012 (NPPF). The NPPF states at paragraph 49 that “housing applications should be considered in the context of the presumption in favour of sustainable development” and that “relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.” Taking these issues in turn, the site is considered to be in a relatively sustainable location. The site has good footpath and cycleway links to the rest of Stevenage via the segregated footpath and cycleway that runs directly past the southern boundary of the site on the northern side of Martins Way. Additionally, the site is located approximately 650m to the north-east of The Oval large neighbourhood centre and 900m to the south-east of the Canterbury Way large neighbourhood centre which provide a range of shops and services. The nearest primary school is in close proximity to the site; Martins Wood Primary School is located 250m to the south of the site across Martins Way. The nearest secondary school is the Nobel School which is located approximately 1.2km to the south of the site. The site has ready access to bus stops with a stop on each side of Wedgwood Way right outside the site and other bus stops on Cartwright Road to the east, Ascot Crescent to the south and Sefton Road to the south-west. Given this it is considered that there is good access to local facilities and also good opportunities to access alternative forms of travel to private motorised transport.
- 7.2.4 With regard to passenger transport specifically the Highway Authority has requested a financial contribution towards improving the existing bus stop in the vicinity of the site to meet accessibility requirements for passenger transport services in the local area. Additionally, a residential travel plan has also been requested to provide a continuing commitment to using alternative forms of transport to the private car. With the provision of an improved bus stop and a residential travel plan, the proposal is considered to have suitable opportunities to access alternative forms of travel, which would complement the access to existing facilities and add weight to the sustainability of the site.
- 7.2.5 In relation to the five year supply of deliverable housing, paragraph 47 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The most up to date housing supply figures indicate that the Council is unable to meet its requirement to provide a five year supply of deliverable housing and will not be able to until the Green Belt sites are released through the emerging Local Plan process. The fact that the Council is unable to meet its requirement to provide a five year supply of housing is thus a material consideration in the assessment of the application.
- 7.2.6 The fact that the site is considered to be in a sustainable location, would constitute a sustainable form of development and that the Council is unable to provide a 5 year supply of deliverable housing sites are strong material considerations that significantly weigh in favour of the application.

7.2.7 Given that the Council cannot demonstrate a 5 year supply of deliverable housing sites, the principle of the residential use of the site has been established by the implementation of residential permissions and that the site has been taken out of the Pin Green employment area in the emerging Local Plan, these issues are strong material considerations that outweigh the employment area protection of the site through policies E2 and E4 of the adopted Local Plan in this instance. Subject to the proposal's compliance with the Council's housing policies, the principle of the further residential use of this site is accepted.

7.3 Compliance with the Council's Housing Policies

7.3.1 As set out above, as the site is within a defined Employment Area in the adopted Local Plan and is not designated for housing, the application site is considered to be a 'windfall' site where policy H7 (Assessment of Windfall Residential Sites) of the Local Plan applies. Policy H7 sets out a number of criteria against which proposals for residential development on sites not allocated for housing in the Local Plan should be assessed against.

7.3.2 Firstly, the application site is on previously developed land. The site was formerly occupied by the DuPont office building and workshop, hardstandings, car parks and small ancillary buildings and thus accords with the definition of previously developed land set out in Annex 2 of the NPPF. The NPPF states that previously developed land is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The NPPF also advises that a key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed. Further, as a previously developed site, the proposal would not result in the loss of any structural open space. The existing site is well contained and the proposal would ensure that the tree belt to the west and the area of amenity grassland to the south of the site are both retained. Structural open space would remain unaffected and therefore there would be no conflict with policy TW2 of the adopted Local Plan.

7.3.3 Criterion (c) of policy H7 states that there should be no detrimental effect on the environment and the surrounding or adjoining properties. This issue will be assessed in detail in the following sections considering the impact on the character and appearance of the area and the impact on neighbouring amenity.

7.3.4 Finally, policy H7 also requires that there is access to local facilities and that residential proposals include opportunities to access alternative forms of travel to private motorised transport. As shown in paragraph 7.2.3 above the site has good access to local facilities and services and also good access to the public transport network and both the pedestrian and cycle networks. The site has been demonstrated to be in a sustainable location and as such would comply with criteria (d) and (e) of policy H7 of the Local Plan.

7.3.5 The proposal is therefore considered to accord with all the criteria of policy H7 of the Local Plan, with the exception of criterion (c) which will be assessed in later sections of this report.

7.3.6 Policy H8 of the District Plan relates to the density of residential development and states that 'in general, the net density of new housing should be within the range of 30-50 dwellings per hectare and that higher densities (50-65+ dwellings per hectare) will be encouraged in developments in the town centre, at neighbourhood centres and other locations well served by passenger transport.' The proposal is seeking planning permission

for 70 units on a site of 0.6919 hectares which would provide a density of approximately 101 dwellings per hectare. This high density is obviously a result of the apartment approach that has been adopted. It is not considered that this apartment approach to development would be out of context in this location and it would relate to the flatted blocks and apartments that have recently been completed at Chrysalis Park, immediately to the east of the application site. More importantly, the drawings demonstrate that a high quality environment can be created utilising this form of development, which can be controlled through the use of conditions. In this context, this high density of development is considered to be acceptable in this location.

7.4 Emerging Planning Policy

- 7.4.1 The application site has not been allocated for residential development in the emerging Local Plan (Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016) as the existing permission for up to 200 units, which has now been implemented, is considered to constitute a committed development. These 200 units are already included within the housing land supply. The current proposal seeks to make a more intensive and efficient use of the original site and would therefore contribute an additional 70 apartments towards the housing supply and would assist in meeting the housing requirement in Stevenage.
- 7.4.2 In terms of specific emerging policies, policy HO5 relates to windfall sites and is similar to adopted policy H7 in that it requires development to be on previously developed land, have good access to local facilities and not result in detrimental impacts on the environment and surrounding properties. These issues have already been considered in paragraphs 7.3.2 to 7.3.5 above and the criteria satisfied. The only two criteria that are different in the emerging policy are that proposals do not prejudice the Council's ability to deliver residential development on allocated sites and the proposed development would not overburden existing infrastructure.
- 7.4.3 Firstly, the development of an additional 70 units is not considered to prejudice any of the allocated housing sites coming forward after the adoption of the emerging Local Plan. This is a relatively modest figure in the context of the numbers of dwellings to come forward through the emerging Local Plan process. Secondly, the proposal is not considered to overburden existing infrastructure. The original outline planning permission included a small local centre on the application for day to day needs and top-up retail etc. Additionally, the current proposal would be expected to make the required financial contributions to services provided by the County Council and to existing children's play area and sports provision.
- 7.4.4 Policy HO7 sets an affordable housing target of 25% affordable provision on previously developed sites, such as the application site. The applicant has now agreed to 17 affordable housing units which equates to a percentage of 24.3%. Whilst this is marginally below the Council's policy requirement of 25% provision, the whole site (including the area currently being developed to the south) is owned by the Metropolitan Housing Trust and they have advised that they are bringing forward 80% affordable housing provision across the site. Given this level of affordable housing provision across the whole site, which is well in excess of the Council's policy requirement, the marginal under provision of affordable units on this specific site can be accepted. In addition to the provision of affordable housing, financial contributions are also required in accordance with the Hertfordshire County Council tool kit and contributions to Stevenage Borough Council for commuted payments towards the

improvement of nearby outdoor sports facilities and children's equipped play area. Again these contributions can be captured through a s106 agreement.

- 7.4.5 Policy HO9 relates to house type and sizes and requires an appropriate range of market and affordable house type and sizes. The proposed housing mix comprises one and two bedroom apartments. The emerging Local Plan sets out that the Council needs to increase the number of flats and smaller houses that are available to provide a responsive range of accommodation and also to provide greater opportunities for first time buyers. Accordingly, whilst the mix of accommodation to be provided is limited to one and two bed apartments, this is in accordance with the need for smaller units set out in the emerging Local Plan given the structural imbalance in the existing housing stock in Stevenage.
- 7.4.6 Given this assessment the proposal is considered to be in accordance with emerging planning policy and also contributes to the Council's five-year supply of housing.

7.5 Impact upon the Character and Appearance of the Area

- 7.5.1 In terms of the impact of the proposal on the character and appearance of the area, the wider former DuPont site was considered to be relatively self-contained and set within a wider residential context in the north east of Stevenage. The application site would be surrounded on three sides by residential development, comprising the traditional new town housing in Ely Close and Ascot Crescent to the west and south respectively and by the modern residential development in Chrysalis Park to the east. The development of the apartment blocks and new housing immediately to the south (Phases 1 and 2 of the development of the site) is now also under construction. In this context an additional apartment block in this location is not considered to be out of character.
- 7.5.2 Additionally, the design of the apartment block would mirror that of the apartment blocks that have been approved under the reserved matters approvals 16/00782/RMM and 17/00185/RMM. It would comprise a five storey building to be constructed from buff stock bricks under a flat roof construction with a black, metal fascia. The block would utilise a black 2 brick string course and would have black uPVC windows. The outline planning application indicated a five storey apartment block in this location and as such the current proposal is in accordance with the original outline scheme. Specifically, the apartment block proposed would have a suitable appearance with sufficient detailing in the use of balconies, brick detailing and cladding panels to create interesting elevations. The block would thus both reflect some of the flatted blocks in the Chrysalis Park development and would follow the architectural style that has been agreed in the Phase 1 and 2 parts of the site with the same use of materials. Given this the apartment block is considered to have an acceptable visual appearance and impact on the character and appearance of the area.

7.6 Impact upon Neighbouring Amenity

- 7.6.1 The siting of the proposed apartment block would ensure that it would not adversely affect any residential amenity. The block has been set well into the site and is positioned approximately 41m from the back edge of the pavement. This distance would ensure that there would be no adverse loss of privacy to those properties opposite in Chrysalis Park, on the other side of Wedgwood Way and it would be well in excess of the separation distances set out in the Stevenage Design Guide. Similarly, as the block adopts an 'L' shape design, the windows in the furthest western end of the block would look onto Wellfield Wood rather

than the existing properties in Ely Close. Those windows in the block that would be opposite existing residential properties in Ely Close would be approximately 70m away and would be separated by the existing tree belt. The presence of this feature and the significant separation distance would also ensure no adverse loss of privacy to the occupiers of existing properties in Ely Close. Finally, this apartment block would have a separation distance of 25m to the side elevation of the nearest adjacent block, Block D. This would constitute a front to side relationship and a separation distance of 25m would be sufficient to avoid any undue loss of privacy and any adverse loss of light or overbearing impacts. With the imposition of conditions relating to construction, it is considered that the proposal complies with Policy TW8 of the Local Plan which relates to the Stevenage Design Guide and seeks to avoid adverse impacts to amenity.

Future Residential Amenity

- 7.6.2 In considering a residential scheme of this nature it is also important to ensure that living conditions for any future occupiers are appropriate. Firstly, all of the two bed units have a gross internal floor area of 61m² or greater which complies with the nationally described space standards set out in Appendix C of the emerging Local Plan. Whilst the one bed units are shown with a double bed these are considered to be a reasonable size for one bed, one person units and therefore meet the minimum gross internal floor areas of 39m² for this size of unit. Many of the units also have balconies which provide outdoor private amenity space and which would help to create a pleasant residential environment.
- 7.6.3 During the original outline planning application concern was expressed with regard to the relationship between the proposed flats and the transport yard immediately to the north of the site. As such the applicant provided an acoustic report to seek to address this issue. Given that this block would be closest to this transport yard the Council's Environmental Health team have been approached for their advice on this specific issue. They have advised that providing that the recommendations set out in the acoustic report are complied with then they would have no objections to the proposal. Accordingly, a condition has been recommended in section 9.1 of this report to ensure that these noise mitigation measures are implemented prior to the occupation of any of the units.
- 7.6.4 Occupiers of the apartment block now proposed would have access to informal open space around the building and also the informal open space in front of the building which has an area of approximately 1,400m². Local Plan policy L17 seeks informal open space provision in residential developments at a ratio of 0.4 hectares per 1,000 population. Based on an average household density of 2.48 persons per dwelling, the development would be required to provide 696m² of open space ($70 \times 2.48 = 174$ persons and $0.4\text{ha} \times 0.174 = 0.0696\text{ha}$). The area of open space proposed is therefore well in excess of the policy requirement of 696m² as required by policy L17. As such sufficient informal open space provision is considered to be provided in this instance. The amenity for future occupiers is therefore considered to be acceptable.

7.7 Impact on the Highway Network

- 7.7.1 The Highway Authority has stated that given that the proposal involves the provision of 70 units and considering the data output from the Transport Assessment, the total peak generation of traffic would reduce in comparison with the original use of the site.

Additionally, it is stated that as the development is located adjacent to a local access road, the new traffic generation of vehicles is not considered to have a significant impact on the local highway network. Accordingly, the Highway Authority has no objection to the application subject to conditions and a financial contribution towards the improvement of bus stops in the vicinity of the application site.

- 7.7.2 The financial contribution of £16,000 towards sustainable transport provision would be targeted towards improving the existing bus stop in Cartwright Road that would assist in meeting accessibility requirements for passenger transport services in the local area.

7.8 Parking Provision

- 7.8.1 The application provides for 73 car parking spaces. Based on the proposed mix of dwellings which comprises 16 x 1 bedroom dwellings and 54 x 2 bedroom dwellings this would require 97 parking spaces in this un-zoned location in accordance with the Council's Parking Provision Supplementary Planning Document (SPD). However, in considering the outline planning application 15/00253/OPM it was accepted that this site would have the characteristics of an accessibility zone 3 location, given that it is immediately adjacent to a residential accessibility zone 3 and that a local centre was proposed as part of the outline application. Additionally, the site would be within 400m of a local primary school and would have good access to passenger transport links. As this argument has previously been accepted on this site, it is also considered that this current application can be assessed in the same way. In a zone 3 location residential car parking provision can be in the range of 75-100% of the usual car parking standard. 75% of the usual parking standard would equate to 73 parking spaces and, as such, the proposal is considered to provide sufficient car parking provision in this instance.

- 7.8.2 Additionally, the application proposes 70 cycle parking spaces which is one space per unit in accordance with the Council's Parking Provision SPD. This would be in two purposefully built cycle stores adjacent to the building which would be convenient and can be made to be secure. Given this the proposal is considered to provide both sufficient car and cycle parking in accordance with the Parking Provision SPD.

7.9 Other Considerations

Flood Risk

- 7.9.1 The application site is situated within a Flood Zone 1 location which has a low probability of flooding. Hertfordshire County Council as the Lead Local Flood Authority (LLFA) has confirmed that sufficient information has been provided to prove that no flooding will occur within the site or surrounding area. Accordingly, the LLFA raise no objection on flood risk grounds.

Impact on Trees

- 7.9.2 With regard to the impact on trees, the Council's Arboricultural Manager has advised that the trees forming the woodland edge should be cut back or reduced prior to the commencement of construction works to ensure an acceptable relationship between the proposed apartment block, the car parking and the adjacent tree belt. This can be a condition on the grant of any planning permission.

Wellfield Wood Wildlife Site

- 7.9.3 It is considered that the proposed apartment block can be developed without adversely affecting Wellfield Wood Wildlife Site. Lighting details have been provided as part of the application to ensure appropriate lighting on site without adversely affecting wildlife.

7.10 Matters Raised in Representations

- 7.10.1 It is noted that an objection letter has been received on the basis that apartment block would be too high at five storeys in height. However, the former DuPont office building was five storeys in part and the outline planning permission did set out that a building in this location would be up to five storeys in height. Additionally, it considered that the site can accommodate a building of this scale without adversely affecting either neighbouring residential amenity or the character and appearance of the area.

8. CONCLUSIONS

- 8.1 It is considered that whilst the application site is designated within the Pin Green employment area in the adopted Local Plan, there are now significant material considerations in this instance that outweigh the policy position of protecting this site for employment use. These factors comprise the fact that the residential use of the site has been accepted through the grant of both the outline permission and reserved matters approvals, the current lack of a five year housing land supply and the fact that the site has been taken out of employment use in the emerging Local Plan.
- 8.2 Additionally, the proposal would have an acceptable impact on the character and appearance of the area, would not harm neighbouring residential amenity, it would not adversely affect the operation or safety of the local highway network and it would provide a sufficient level of both car and cycle parking. Finally, issues relating to trees, affordable housing and developer contributions can be satisfactorily addressed through the use of conditions or a s106 legal agreement. Accordingly, it is recommended that planning permission is granted.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement to secure / provide financial contributions towards: -
- The provision of 17 affordable housing units on site;
 - Primary education and youth services;
 - The improvement of outdoor sports facilities and children's play space;
 - The improvement of existing bus stops in the vicinity of the application site;
 - The provision of fire hydrants.

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

- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans: 160105-625D, (63) SW (--)-002P2, 160105-624F, 4160638-1210P1, 4160638-SK1200P2, 4160638-SK1201P2 and 4160638-SK1202P2.

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

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

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

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

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

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

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

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

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

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

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

- 7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:

- Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
- Construction and storage compounds (including areas designated for car parking);
- Siting and details of wheel washing facilities;
- Cable trenches within the public highway that affect the traffic movement of existing residents;
- Foundation works that affect traffic movements of existing residents;
- Substation building;

- Cleaning of site entrances, site tracks and the adjacent public highways;
- Disposal of surplus materials.

REASON: - To minimise the impact of construction vehicles and to maintain the amenity of the local area.

- 8 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Construction Traffic Management Plan shall include construction vehicle numbers and routing of construction traffic. The construction of the development shall then be carried out in accordance with the approved Plan.

REASON: - In order to protect highway safety and the amenity of other users of the public highway.

- 9 The development hereby permitted shall not be occupied until the proposed access road has been constructed as identified on drawing number 16 0105-625 revision D to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

REASON: - In order to protect highway safety and the amenity of other users of the public highway.

- 10 Prior to occupation the access road shall be provided 5.5 metres wide for the first 15 metres complete with the surfacing course. The principal access road shall be 5.0 metres wide with the kerb radii along the internal layout being 6.0 metres and at the access to Wedgwood Way it shall be 8.0 metres which shall be complete with tactile crossing features.

REASON: - To facilitate the free and safe flow of other traffic on the highway and the safety and convenience of pedestrians and people with a disability.

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

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

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

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

- 13 Within the areas to be fenced off in accordance with condition 12, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

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

- 14 No development shall commence until a Travel Plan, with the object of reducing residents travelling to the development by private car, has been submitted to and approved in writing by Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved scheme on the occupation of the first dwelling unless otherwise agreed in writing with the Local Planning Authority.

REASON: - To promote sustainable transport measures for residents,

- 15 No development shall commence until a scheme to provide suitable bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.

REASON: - To increase opportunities for wildlife in new developments.

- 16 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing hedging on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.

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

- 17 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation set out above.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis and publication where appropriate.

REASON: - To ensure that the proposal makes provision for the suitable recording of any archaeological remains.

- 18 The apartment building shall not be occupied until such time as the agreed noise mitigation measures have been provided which shall include 2m high quality close-boarded fencing on the northern boundary of the site, double glazing and good acoustic passive ventilation.

REASON: - To ensure a suitable residential environment for future occupiers of the building.

Pro-active Statement

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

10. BACKGROUND DOCUMENTS

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

Meeting: Planning and Development Committee **Agenda Item: 5**

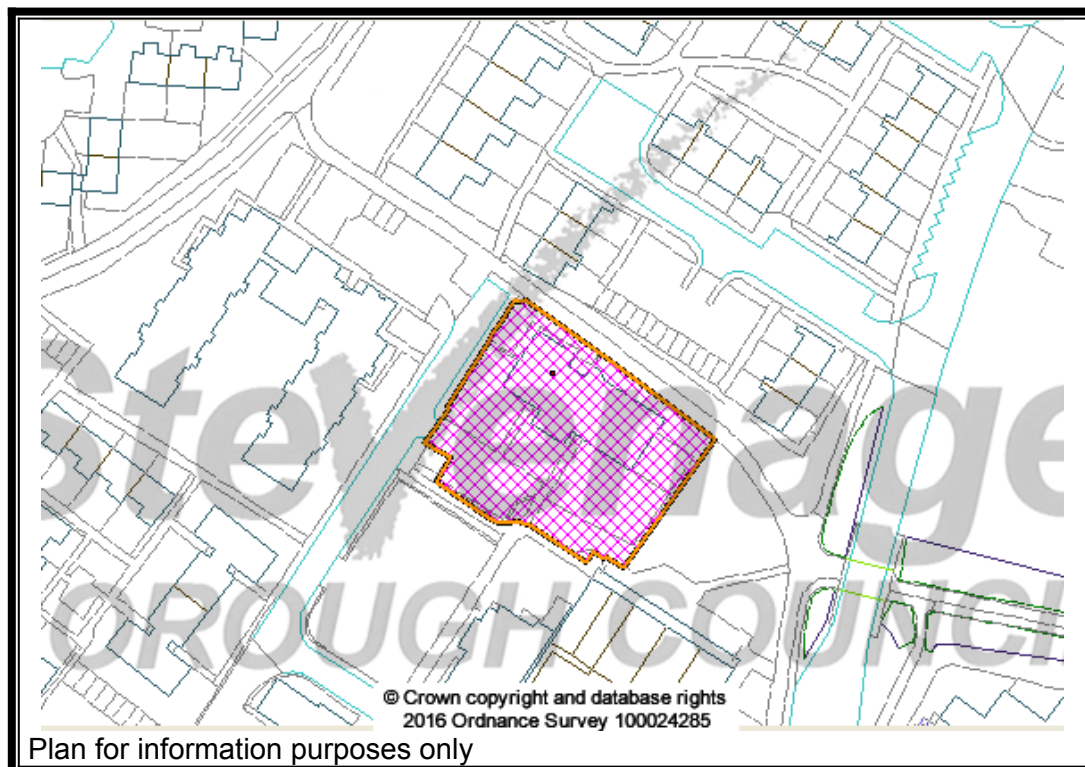
Date: 5 September 2017

Author: Dave Rusling 01438 242270

Lead Officer: Zayd Al-Jawad 01438 242257

Contact Officer: Dave Rusling 01438 242270

Application No:	17/00532/FP
Location:	Symonds Green Community Centre, Filey Close, Stevenage
Proposal:	Extension of 2.4m high green metal fence and retention of a 1.2m wide footpath.
Drawing Nos.:	061-C-001, 061-C-003-29, 061-C-003-30
Applicant:	Mr Andrew Sowden
Date Valid:	26 May 2017
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.0 The application site comprises the Symonds Green Community Centre and the Church of Christ the King located in Filey Close, opposite the neighbourhood centre. To the eastern side of the community centre is an enclosed area which is used as a playground for the playgroup which

operates from the centre. In front of the Church is a small public car park. The nearest residential property, 234 Scarborough Avenue, lies approximately 10m metres to the north east of the site.

2. RELEVANT PLANNING HISTORY

- 2.1. Outline permission refused under ref 2/0087/69 in July 1969 for residential development.
- 2.2. Planning permission granted under ref 2/0230/70 in July 1970 for residential development.
- 2.3. Planning permission granted under ref 2/0051/80 in May 1980 for community and ecumenical centre.
- 2.4. Planning permission granted under ref 06/00519/FP in November 2006 for erection of 2.4m high palisade fencing.
- 2.5. Planning permission granted under ref 08/00342/FP in August 2008 for single storey extension to create new youth hall and café and erection of 2m high fencing around new play area.
- 2.6. Planning permission granted under ref 16/00227/FP in May 2016 for single story front extension.

3. THE CURRENT APPLICATION

- 3.1. The current application seeks planning permission for the extension of the existing 2.4m high green metal fence around the existing external play area located to the east of the existing community centre and the retention of a 1.2m wide footpath to the front and side of the play area. The submitted plans identify the fence being moved out between 1.7m and 2.1m eastwards and the existing 2.4m high fence being relocated. The new 1.2m paved footpath runs from the patio area adjacent to the recently constructed front extension along the eastern side of where the relocated fence is proposed, linking to the cycleway/footpath to the north of the Community Centre.
- 3.2. The application comes before the planning committee for determination as the applicant and land owner is Stevenage Borough Council.

4. PUBLIC REPRESENTATIONS

- 4.1. The proposal has been publicised by way of the posting of a site notice displayed on a nearby lamp post. No response has been received.

5. CONSULTATIONS

5.1 Parks and Amenities Section

- 5.1.1. No objection.

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;
TW9 – Quality in Design;

NC1 – Large Neighbourhood Centres;
SC2 – Social and Community Facilities;

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

NH6 General Protection for Open Spaces;
SP8 Good Design;
GD1 High Quality Design
HC1 – District, local and neighbourhood centres;

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 proposal upon the character and appearance of the area and the impact on neighbour amenity.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The application site comprises land in the ownership of the Borough Council which forms part of an area of 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 The area of land in question forms part of an open grassed area which extends to the east of the Community Centre and links into further open grassed area beyond. As indicated above, the proposal seeks to extend out the existing 2.4m high green palisade fencing which currently encloses the outdoor play area at the Community Centre. This would bring it out between 1.7m and 2.1m for the length of the existing fence (approximately 17m). A 1.2m wide paved path has been created which extends beyond the position of the proposed relocated fence and links the newly created patio area to the side of the recently constructed front extension at the Community Centre to the Cycleway/footpath the north. Whilst the new fence would result in the enclosure of part of the open space, given the limited width involved and the fact it would run the length of the existing play area, it is not considered that the loss of this small part of the overall open space would harm the character or appearance of 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.

7.2.4 The proposed fencing would be similar in its finished appearance to that which already exists and would merely be seen as a modest relocation of the existing fencing to the east of the existing play area. In view of this, and as only a limited area of amenity land would be lost, it is not considered that the proposed fencing would not be harmful to the appearance of the area. Similarly, the new 600mm x 600mm concrete paving slabs used to construct the new path are considered to be appropriate and match the newly constructed patio area serving the Community Centre.

7.3 Impact on Amenity

- 7.3.1 The fencing will be constructed on land to the east of the Community Centre and the nearest residential property is 234 Scarborough Avenue which lies approximately 10m metres to the north east of the site. The relocation of the fencing would not bring it significantly closer to this property than is currently the case. Furthermore, this property has a blank flank wall facing toward the application site. In view of this, as there is already an open play area existing, it is not considered that the relocation of the fence and the modest enlargement would worsen the levels of noise currently experienced by the occupants over and above that which currently occurs from the play area. Similarly, it is not considered that the proposal would have any worsening impact of the amenities of the occupiers of the existing residential units within the neighbourhood centre which are over 30m away and face away from the Community Centre.

8 CONCLUSIONS

- 8.1 The proposed relocation of the fence and enlargement of the existing outdoor play area along with the newly created footpath are 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 the nearest adjoining residential premises. 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: 061-C-001, 061-C-003-29, 061-C-003-30.
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 fencing and footpath 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

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.

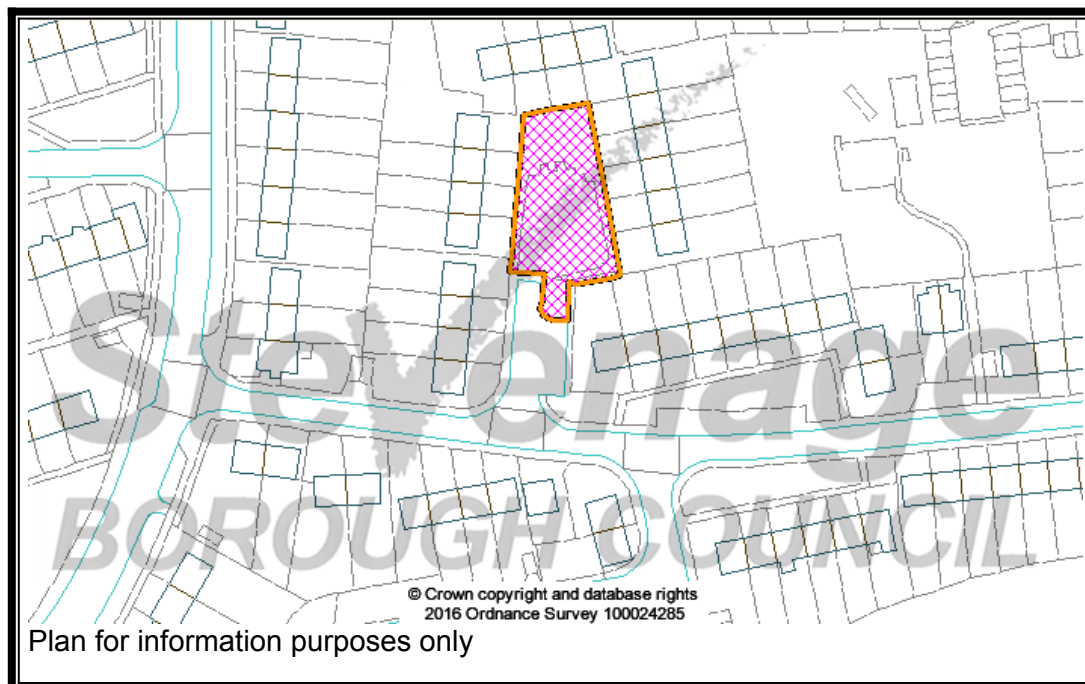
10 BACKGROUND DOCUMENTS

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. Stevenage Design Guide 2009.

4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and Planning Practice Guidance March 2014.

Meeting: Planning and Development Committee **Agenda Item: 6**
Date: 5 September 2017
Author: Dave Rusling 01438 242270
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Dave Rusling 01438 242270

Application No:	17/00452/FP
Location:	Land to the front of 9-35 Holly Leys, Stevenage
Proposal:	Change of use of public amenity land to create new car parking area.
Drawing Nos.:	RS/HOLL/01, RS/HOLL/03, RS/HOLL/02B
Applicant:	Russell Sparrow
Date Valid:	4 July 2017
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises an area of grassed and landscaped amenity land to the front of nos.9-35 Holly Leys. To the south there is an existing parking area which is accessed via the main thoroughfare of Holly Leys. The land which is “wedge” shaped in appearance measures approximately 14m in width at the northern end increasing to approximately 23m at the south and ranges between 35m and 37m in length. In total the application site measures

approximately 725sqm in area. The land comprises a mixture of grass and some shrub beds, with an area of hardsurfaced paving to the north. There are two mature trees within the land and what appears to be a newly planted staked tree. There is a footpath around the perimeter of the site separating the residential properties from it. At the southern end there are a number of concrete bollards demarking the separation from the existing 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 the grassed and landscaped area to the front of Nos 9-35 Holly Leys in order to create an additional hardsurfaced area to facilitate the enlargement of the existing parking area which is sited to the front of Nos 1-7 and to the side of No.37 Holly Leys. The new parking area would accommodate a further 14 parking bays with some associated landscaped areas. The proposal would require the loss of one mature tree and a recently planted tree, however, it is proposed that these would be replaced as part of any re-planting regime. It is proposed that the new parking area would be constructed out of block paving and tarmac.

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 Hertfordshire County Council - Highways

5.1.1 HCC as highway authority considers that the development is located along a local access road which has the capacity to accommodate the volume of traffic along this residential estate. The traffic generation of vehicles is, therefore, considered not to have a significant impact on the local highway network. They are, therefore, raising no objection subject to the inclusion of a condition requiring the parking spaces to be constructed in the materials identified.

5.2 SBC Parks and Amenities Section

5.2.1 No objection to the loss of the amenity green space, but recommend that any replacement low level planting along the east and north of the bays is in the form of grass rather than shrubs, which will aid future maintenance. It is also recommended that to offset the loss of the Purple Plum tree and Liquid Amber, compensatory measures are undertaken and 2 replacement trees of a similar species are introduced one at the northern end of the proposed parking area and one to the south of the existing Hornbeam.

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 a relatively large area of open landscaped space to the front of Nos. 9 to 35 Holly Leys, the impact of the loss of the space has to be assessed in the light of the aforementioned policies. At present the land comprises a grassed area with a large shrub bed and tree roughly central within it and a smaller bed containing a tree toward the northern end. Whilst the area is relatively attractive in appearance, its use is hindered by the existing landscaping and, therefore, its function is more a visual open space rather than one which can be used for recreational purposes. 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 open space, but have requested that low level maintenance landscaping be introduced as part of the redevelopment proposals and that the two trees to be lost are replaced by new specimens to be located at the northern end of the site and to the south of

the remaining Hornbeam tree. This request is considered to be reasonable and with the imposition of a suitably worded condition this replacement landscaping can be secured.

- 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 as an extension of the existing parking area. 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 severe parking problems. The creation of the parking area would also open up the opportunity for some of the adjacent dwellings to create additional parking within their frontages. Consequently, on balance, it is considered that the change of use of the land to create much needed addition parking provision is acceptable and this need outweighs the loss of this existing amenity land. Furthermore, the use of block paving and tarmac represents an appropriate finish for the proposed parking bays.

7.3 Impact on Amenity

- 7.3.1 As set out above, there is already a car parking area to the front of Nos.1-7 and the side of 35 Holly Leys. The creation of the additional car parking would extend the parking area northwards and Nos 9-35 would front onto it. Whilst this will introduce car parking and car movements where there presently are none, the parking area would be located a minimum of 8m from the frontage of these properties. With this level of separation, it is considered that the amount of noise and disturbance suffered by the occupants would be acceptable and would be no worse than that normally associated with dwellings fronting a highway. Furthermore, no objections have been received regarding noise and disturbance from any of the adjoining premises following a wide consultation on the application. Given this, it is not considered that the creation of the new parking area would create an unacceptable level of noise and disturbance to these existing occupiers.

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. Furthermore, the works would not cause any significant harm to 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 and, 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/HOLL/01, RS/HOLL/03, RS/HOLL/02B.

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 0730 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 the replacement landscaping and trees and their locations in order to offset the loss of the existing trees and landscaping at the site. 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.
6. If within a period of five years from the completion of the development the replacement landscaping and 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.

Pro-active Statement

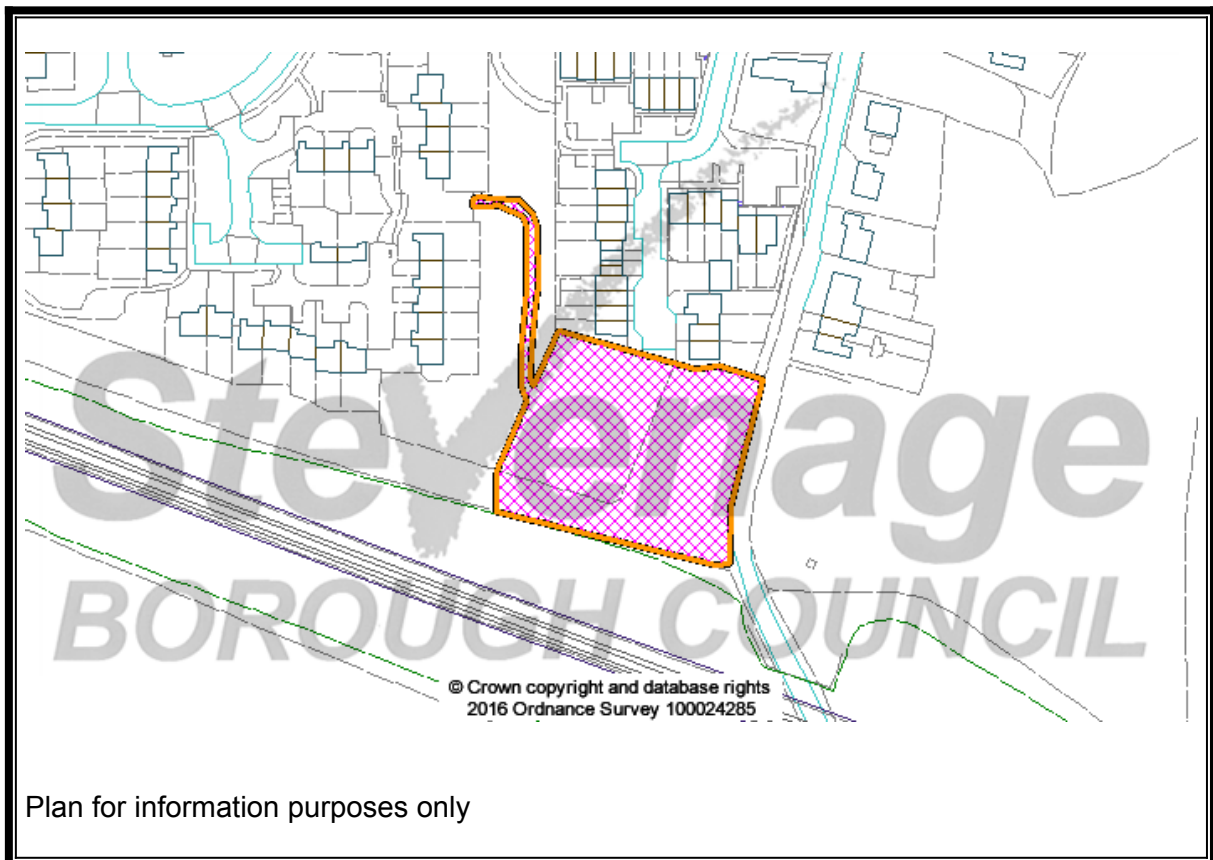
Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning 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. Stevenage Design Guide 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and Planning Practice Guidance March 2014.

Meeting:	Planning and Development Committee	Agenda Item: 7
Date:	5 September 2017	
Author:	James Chettleburgh	01438 242266
Lead Officer:	Zayd Al-Jawad	01438 242257
Contact Officer:	James Chettleburgh	01438 242837

Application No:	17/00338/S106
Location:	Land bounded by Bragbury Lane, Pembridge Gardens and Blenheim Way, Stevenage.
Proposal:	Variation of Schedule 2, 1 (Financial Obligations) and Schedule 2, 2 (Obligation payment) of the Section 106 Agreement (dated 11th September 2014) approved under planning permission 13/00595/REG3.
Drawing Nos.:	Site Location Plan
Applicant:	Torbeth Holdings Ltd
Date Valid:	18 May 2017
Recommendation :	AGREE VARIATION OF LEGAL AGREEMENT.



1. SITE DESCRIPTION

- 1.1 The application site is located on the south-eastern periphery of Stevenage, close to the railway line and overhead power cables which run in close proximity to the southern boundary of the application site. Directly to the north is the former Van Hage Garden Centre site which has recently been redeveloped into residential properties (known as Pembridge Gardens) by Charles Church. To the east of the site is Bragbury Lane which connects onto Broadhall Way (A602) to the north. To the west of the site is Blenheim Way.
- 1.2 The site which is the subject of this application has now been cleared and enclosed with 2m high timber hoarding. Parts of the site have now been excavated with the footings being dug out for the foundations for the approved houses.

2. RELEVANT PLANNING HISTORY

- 2.1 Planning application 13/00595/REG3 outline planning permission was sought for the erection of 5 no. five bed detached dwellings. This application was granted planning permission in September 2014.
- 2.2 Planning application 16/00444/RM sought reserved matters approval for layout, scale, design and appearance of outline permission reference 13/00595/REG3. This application was granted permission in September 2016.
- 2.3 Planning application 16/00581/COND sought to discharge conditions 5 (materials), 7 (Tree Protection), 10 (boundary treatments), 12 (swept path analysis for waste vehicles), 17 (Construction Traffic Management Plan), 18 (Construction Method Statement), 19 (mitigation strategy and tree felling methodology), 20 (provision of bat and bird boxes), 22 (contaminated land investigation), 24 (suppression of dust), and 26 (archaeological scheme) attached to planning permission 13/00595/REG3 and discharge of condition 3 (soft landscaping) attached to Reserved Matters 16/00444/RM. The conditions application were approved in April 2017.

3. THE CURRENT APPLICATION

- 3.1. This application has been made under S106A part 6(b) of the Town and Country Planning Act 1990 (as amended) to seek permission to vary the wording of the S106 agreement which was attached to planning permission reference 13/00595/REG3 in respect of the financial contributions for the following:-
- Affordable Housing - £110,000;
 - Childcare Facilities - £1,385;
 - Children's Play Space - £72.02 per dwelling;
 - Library Facilities - £775;
 - Monitoring Fee - £2,880;
 - Nursery Facilities - £4,775;
 - Outdoor Sports Facilities - £79.99 per dwelling;
 - Primary Education - £28,365;
 - Secondary Education - £12,025; and
 - Youth Facilities - £275.
- 3.2. Clause 6.3 of the Agreement states that all payments or financial contributions shall be made on the dates provided in the Agreement accordingly. Turning to the dates in question, Schedule 2 of the Agreement stipulates that "*prior to the commencement of development*", the developer is covenanted to pay the necessary S106 financial contributions which have

been listed under paragraph 3.1 of this report. In addition, Clause 6.2 of the S106 agreement states that all payments pursuant to the Agreement shall be indexed.

- 3.3. This application seeks permission to modify the wording of Schedule 2 to vary the timing of the payment of the aforementioned financial contributions to be made after the sale of the first dwellinghouse. The applicant has stated that due to financial constraints, cash flow issues and high build out costs (including the costs of pile and beam foundations), they are unable to make payment of the financial contributions specified in the legal agreement until the sale of the first house. No other changes are proposed to either the planning permission or the accompanying S106 agreement.

4. PUBLIC REPRESENTATIONS

- 4.1. A site notice has been erected in accordance with Section 5 (1) of the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulation 1992. This notice expired on the 14 June 2017. No comments or representations have been received.

5. CONSULTATIONS

- 5.1. No relevant consultees associated with this application.

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 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. Central Government Legislation

- Town and Country Planning Act 1990 (as amended)
- Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

7. APPRAISAL

7.1. The main issue for consideration in the determination of this application is whether the proposed variation of Schedule 2 of the S106 agreement attached to planning permission 13/00595/REG3 is acceptable to the Council as the Local Planning Authority.

7.2. Planning Policy Considerations

7.2.1 Through Section 106a part 6(b) of the Town and Country Planning Act (1990), an application can be made to the Local Planning Authority to seek to vary the terms of a Section 106 agreement. This application has therefore been submitted, in accordance with the Town and Country Planning (Modifications and Discharge of Planning Obligations) Regulation 1992, to seek to vary the payment of the financial contributions as specified in paragraph 3.1 of this report.

7.2.2 In this instance the financial contributions would be collected by Stevenage Borough Council after the sale of the first dwellinghouse. However, it has been agreed with the applicant and their solicitor that none of the other houses on the site can be occupied until the Council has received all the necessary financial payments specified in the agreement.

- 7.2.3 In order to justify the variation of the S106 agreement, the applicant has provided a detailed and comprehensive viability appraisal as part of this application. This appraisal identifies that the applicant, due to limited availability of capital in order to finance the development, has taken out a loan from a bank. This loan is structured over a 24 month period with a repayment clause requiring payment (including interest of 5%) from the sale of the units which are being built on-site. The loan itself generally only covers the construction costs of the development.
- 7.2.4 In addition to the above, as the houses are to be aspirational as approved by the Council under the original outline permission, combined with the requirement to use pile and beam foundation (instead of conventional standard strip foundations), this generates a higher build out cost per sq.ft (£130) compared to that of a traditional build (approx. £100 per sq.ft) for a scheme of 5 units. The total cost to build out the site is approximately £1,621,100 (£2,494,788 including landscaping/boundary treatment, roads, site clearance, professional fees, S106 costs etc.). In addition, it has also been identified that due to current economic uncertainty and combined with a deflation in property values, these have all affected the overall viability of the project since the site was purchased from the Council at £1,466,760 (including legal fees, stamp duty, survey and fixed purchase price). Consequently, total developer costs are in the region of £3,961,538.
- 7.2.5 Taking the aforementioned factors combined, it is clearly evident that there is currently a cash flow issue in that the developer is currently running at a loss, hence why the developer required a bank loan in order to cover the initial construction costs. Consequently, based on the information set out in the viability appraisal, the applicant is unable to initially afford the Council's financial contributions until the sale of the first house. Following the sale of this property, the developer would have sufficient capital to pay the necessary financial contributions as specified in the agreement. However, to ensure the developer pays the Council the monies as specified in the Agreement, the other four houses on the site cannot be occupied until the monies have been paid to the Council following the sale of the first house (including indexation). This will be included as a clause in the varied S106 agreement.

8. CONCLUSION

- 8.1. The applicant has requested to alter the wording of the existing S106 agreement to deal with the aforementioned cash flow problems. It is considered that the proposed variation is reasonable as it would still ensure the Council receives the required financial contributions as set out in Agreement and these contributions would still be index linked. Consequently, it is recommended that this deed of variation be agreed.

9. RECOMMENDATION

- 9.1. The Committee agree to the variation of the S106 agreement and delegate authority to the Assistant Director of Planning and Regulation in conjunction with an appointed Solicitor on behalf of the Council to agree the precise wording of the variation to the S106 agreement.

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: 8
Committee

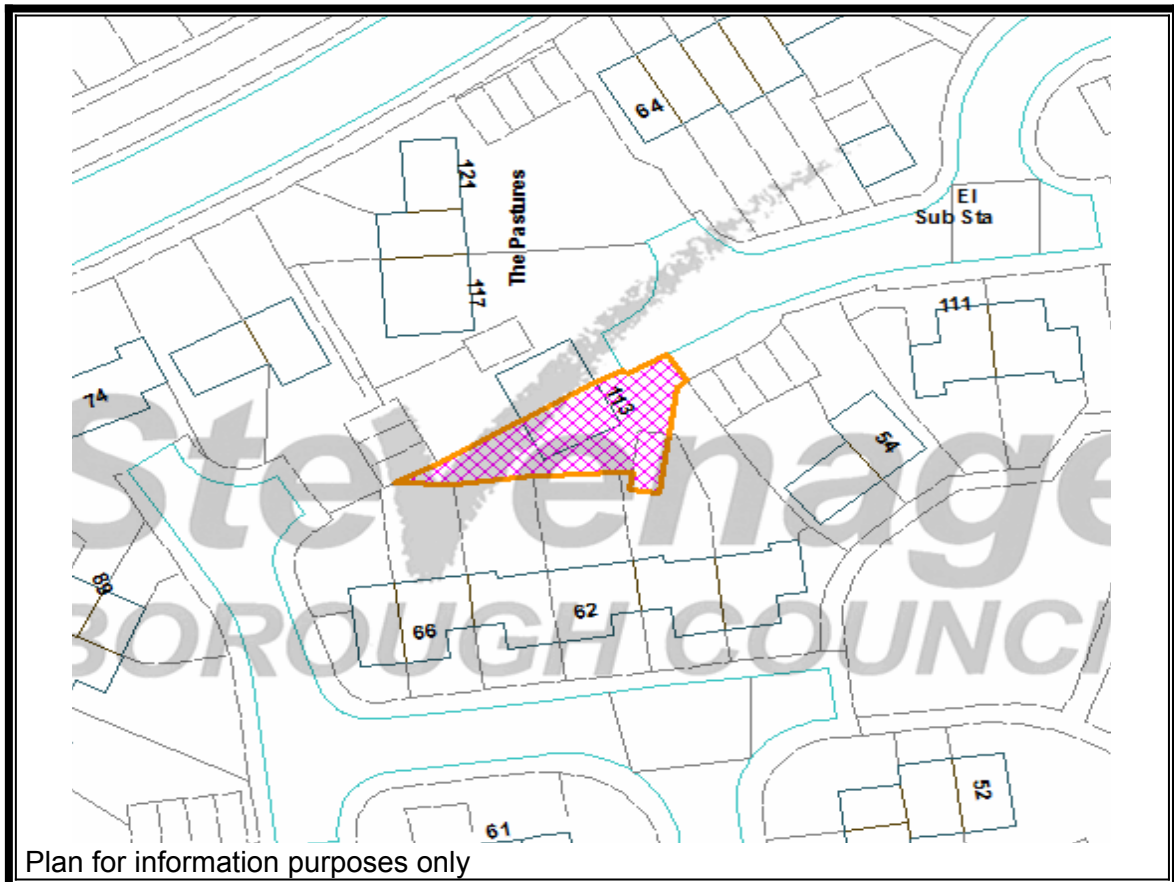
Date: 5 September 2017

Author: Rebecca Elliott 01438 242836

Lead Officer: Zayd Al-Jawad 01438 242257

Contact Officer: Rebecca Elliott 01438 242836

Application No:	17/00255/ENF Related planning application 15/00671/FPH
Location:	113 The Pastures, Stevenage
Proposal:	Authorisation to serve an enforcement notice.
Drawing Nos.:	15027-04A; 15027-LP; 15027-SP; 15027-02; 15027-03; 5027-05; 15027-06;
Applicant:	
Date Valid:	
Recommendation:	SERVE AN ENFORCEMENT NOTICE



1. BACKGROUND

- 1.1 The site in question is 113 The Pastures a semi-detached dwelling located in a small residential cul-de-sac to the south west of The Pastures. The road forms part of the larger 'Whiteway' estate to the north east of Stevenage. The smaller cul-de-sac areas within the estate are formed of narrow roads and parking areas. The properties have small front gardens and limited parking provision. 113 has a single detached garage located to the south of the house, with a driveway for one car to the front of the garage. The southern boundary is bounded by properties on The Hedgerows, which sit at a perpendicular angle to the site. The property faces north east to east, and the adjoining semi is sited to the north.
- 1.2 The property has recently undergone enlargement and alterations by way of a single storey rear extension and loft conversion as approved under reference 15/00671/FPH. The application followed a refusal in 2015 for a single storey rear extension, first floor front extension and loft conversion incorporating a dormer window (ref: 15/00284/FPH). The earlier application was refused because of the design and impact of the dormer window on the application property and the properties to the south within the Hedgerows; the impact of the first floor extension on the adjoining semi; and inadequate parking provision.
- 1.3 The reason for refusal associated with the dormer window read as –

“The proposed dormer window by virtue of its size and prominence is considered to be of a poor design and would have a harmful impact on the visual amenity of the area and the appearance of the dwelling. Furthermore, by virtue of the siting and proximity to neighbouring properties in The Hedgerows, to the south of the site, the dormer window would have an adverse impact on the privacy levels of these neighbouring properties, causing an unacceptable degree of overlooking to the gardens and rear windows of these properties. The proposal would, therefore, fail to accord with the guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), saved policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 and Chapter 6 of the Council's adopted supplementary planning document Stevenage Design Guide.”
- 1.4 The approved scheme incorporating the loft conversion included the insertion of 5 roof lights, 1 on the front roof slope and 4 on the rear roof slope. The rear roof lights were positioned for all four to be contained together forming a rectangle. As built, the top two rear roof lights are top hung opening and the lower two are bottom hung opening and supported on the sides with a balustrade type function. The balustrade mechanism sits atop the frame of the roof lights when closed. When open the windows form an opening with a Juliette style balcony such that a vertical opening is created for views out.
- 1.5 These style roof lights were not approved under application reference 15/00671/FPH and are considered unauthorised.

2. DISCUSSION

- 2.1 The current roof lights inserted on the rear roof slope of the property are deemed unauthorised by the Council as they do not accord with the plans approved under reference 15/00671/FPH. The application was accompanied by proposed floor and elevation plans, as well as a section of the property. None of the approved plans show the style of window opening as inserted on the rear roof slope.

- 2.2 In considering the reason for refusal for the dormer window under reference 15/00284/FPH, particular emphasis was given to the impact on the adjoining properties in The Hedgerows. Specifically the loss of privacy from overlooking due to reduced distances at third storey level, and the vertical element of a standard window opening when compared with a roof light which is inserted in the roof slope. As such, the roof lights inserted on the rear roof slope afford the occupiers the same vertical window element as a dormer window, with the capability to walk in to the roof light opening because of the balustrade placement keeping the lower roof light in an upright position.
- 2.3 The planning consultant, Town Planning Services (TPS), working on behalf of the owners Mr and Mrs Borrill have written a detailed statement underlying why they feel the Council's suggested action and consideration of the roof lights being unauthorised is unfounded. TPS suggest that the plans approved clearly show a top and bottom hung casement for the roof lights and that this is adequate to suggest the roof lights as inserted were approved.
- 2.4 Furthermore, TPS conclude that the roof lights are considered to be permitted development under Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), as concluded in a recent appeal against the London Borough of Richmond Upon Thames. They highlight the inspector's unambiguous decision that the same roof light style did not provide a balcony. Also that 'the open windows do no more than provide for standing on the attic floor, partly above the adjoining roof slope, by forming a balustrade around part of the existing floor area within the loft space. That provides the occupiers with a greater facility than putting their heads out of an open window.'
- 2.5 The appeal referenced by TPS relates to the issuing of a Lawful Development Certificate, and whether the roof lights should be deemed under a particular class of Part 1 of the GPDO. The conclusion of the letter is that the roof lights are actually considered permitted development and do not require planning permission at all. However, 113 The Pastures has its permitted development rights removed for any enlargements or alterations, notwithstanding which class of the GPDO they fall within. Therefore, notwithstanding the findings of the inspector, planning permission would be required for the roof lights inserted.
- 2.6 In considering the inspector's findings and the requirement for planning permission, the roof lights, when open would afford the occupiers with a 'greater facility' of overlooking than putting their heads out a standard opening window or roof light. Furthermore, the roof lights when open, with the balustrade in place are not in accordance with the plans approved and it is considered that they require planning permission in their own right.

3. RECOMMENDATION

- 3.1 That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation and subject to an appointed solicitor by the Council being satisfied as to the evidence requiring the removal of the unauthorised rear roof lights and their replacement with non-balustrade centrally pivoted opening roof. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
- 3.2 That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary, including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.

- 3.3 That in the event of any appeal against the Enforcement Notice, the Assistant Director of Planning and Regulation be authorised to take any action required to defend the Enforcement Notice and any appeal against the refusal of planning permission.

4. REMEDY REQUIRED

- 4.1 Within three months of the date of any Enforcement Notice served, the four unauthorised rear roof lights be removed and replaced with non-balustrade centrally pivoted opening roof lights.

5. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents associated with reference 15/00284/FPH and 15/00671/FPH.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Stevenage Design Guide 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. 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: 9

Date: Tuesday 5th September 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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Meeting: Planning and Development
Committee

Agenda Item: 10

Date: Tuesday 5th September 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 Regeneration has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 17/00282/CLED
Date Received : 28.04.17
Location : 536 Archer Road Stevenage Herts SG1 5QL
Proposal : Certificate of lawfulness for a single storey rear extension and garage conversion
Date of Decision : 07.08.17
Decision : **Certificate of Lawfulness is APPROVED**

2. Application No : 17/00284/FPH
Date Received : 29.04.17
Location : 2 Nicholas Place Rectory Lane Stevenage Herts
Proposal : Garage conversion and replacement fenestrations on side elevation at ground floor level
Date of Decision : 16.08.17
Decision : **Planning Permission is GRANTED**

3. Application No : 17/00289/FP
Date Received : 02.05.17
Location : 41 Linkways Stevenage Herts SG1 1PR
Proposal : Conversion of existing three bedroom dwelling into 2no one bedroom flats and demolition of existing conservatory to facilitate erection of single storey rear extension.
Date of Decision : 07.08.17
Decision : **Planning Permission is GRANTED**
4. Application No : 17/00330/FPH
Date Received : 17.05.17
Location : 12 Severn Way Stevenage Herts SG1 3YL
Proposal : Part two storey, part single storey front extension
Date of Decision : 14.08.17
Decision : **Planning Permission is GRANTED**
5. Application No : 17/00359/FPH
Date Received : 30.05.17
Location : 33 Torquay Crescent Stevenage Herts SG1 2RQ
Proposal : First floor rear extension
Date of Decision : 28.07.17
Decision : **Planning Permission is GRANTED**
6. Application No : 17/00372/FPH
Date Received : 01.06.17
Location : Ashenhurst Rectory Lane Stevenage Herts
Proposal : Erection of new farm style entrance gate
Date of Decision : 02.08.17
Decision : **Planning Permission is GRANTED**

7. Application No : 17/00374/LB
Date Received : 02.06.17
Location : Former John Lewis Plc Cavendish Road Stevenage Herts
Proposal : Variation of condition 1 (approved plans) attached to Listed Building Consent reference number 15/00703/LB
Date of Decision : 18.08.17
Decision : **Planning Permission is GRANTED**
8. Application No : 17/00377/FP
Date Received : 02.06.17
Location : Debenhams, Unit 5 Roaring Meg Retail Park London Road Stevenage
Proposal : Proposed external seating areas
Date of Decision : 04.08.17
Decision : **Planning Permission is GRANTED**
9. Application No : 17/00378/FPH
Date Received : 05.06.17
Location : 65 Broad Oak Way Stevenage Herts SG2 8QN
Proposal : Erection of single storey annexe.
Date of Decision : 01.08.17
Decision : **Planning Permission is GRANTED**
10. Application No : 17/00382/FPH
Date Received : 06.06.17
Location : 11 Orchard Crescent Stevenage Herts SG1 3EN
Proposal : First floor rear extension
Date of Decision : 01.08.17
Decision : **Planning Permission is GRANTED**

11. Application No : 17/00383/TPPTPO
Date Received : 08.06.17
Location : Grass Verge Outside 15 Meadow Way Stevenage Herts SG1 1QB
Proposal : Crown reduction by 25% to 1no English Oak (T1) protected by Tree Preservation Order 76.
Date of Decision : 02.08.17
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
12. Application No : 17/00387/AD
Date Received : 09.06.17
Location : Medix Pharmacy 84 High Street Stevenage Herts
Proposal : Installation of 1no internally illuminated display sign
Date of Decision : 02.08.17
Decision : **Advertisement Consent is GRANTED**
13. Application No : 17/00392/FP
Date Received : 13.06.17
Location : 45 Long Leaves Stevenage Herts SG2 9AX
Proposal : Change of use from public amenity land to private residential land and the erection of 1no. two bedroom dwelling.
Date of Decision : 04.08.17
Decision : **Planning Permission is GRANTED**

14. Application No : 17/00395/FP
Date Received : 14.06.17
Location : 7 Broad Oak Way Stevenage Herts SG2 8QL
Proposal : Change of use of public amenity land to private residential land
Date of Decision : 11.08.17
Decision : **Planning Permission is GRANTED**
15. Application No : 17/00396/FPH
Date Received : 14.06.17
Location : 105 Jessop Road Stevenage Herts SG1 5LH
Proposal : Single storey front extension
Date of Decision : 04.08.17
Decision : **Planning Permission is GRANTED**
16. Application No : 17/00399/FPH
Date Received : 14.06.17
Location : 5 Brookhill Stevenage Herts SG2 8RR
Proposal : Two storey rear extension and first floor side balcony with external staircase
Date of Decision : 01.08.17
Decision : **Planning Permission is GRANTED**
17. Application No : 17/00401/FPH
Date Received : 15.06.17
Location : 76 Dryden Crescent Stevenage Herts SG2 0JH
Proposal : First floor front and rear extension and single storey rear extension.
Date of Decision : 07.08.17
Decision : **Planning Permission is GRANTED**

18. Application No : 17/00404/FPH
Date Received : 15.06.17
Location : 8 Granby Road Stevenage Herts SG1 4AR
Proposal : Erection of a detached garage in front garden
Date of Decision : 01.08.17
Decision : **Planning Permission is GRANTED**
19. Application No : 17/00406/FPH
Date Received : 16.06.17
Location : 24 Headingley Close Stevenage Herts SG1 3RU
Proposal : Single storey rear extension and side dormer
Date of Decision : 07.08.17
Decision : **Planning Permission is GRANTED**
20. Application No : 17/00407/COND
Date Received : 19.06.17
Location : 15-29 And 14-38 Park Place Town Centre Stevenage Herts
Proposal : Discharge of condition 14 (public realm works) attached to planning permission reference number 16/00511/FPM
Date of Decision : 16.08.17
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
21. Application No : 17/00408/FPH
Date Received : 19.06.17
Location : 143 Scarborough Avenue Stevenage Herts SG1 2HQ
Proposal : Single storey side extension
Date of Decision : 18.08.17
Decision : **Planning Permission is GRANTED**

22. Application No : 17/00409/AD
Date Received : 19.06.17
Location : Debenhams, Unit 5 Roaring Meg Retail Park London Road
Stevenage
Proposal : Installation of 2no box frame fascia signs to existing tower
structure.
Date of Decision : 16.08.17
Decision : **Advertisement Consent is GRANTED**
23. Application No : 17/00413/FPH
Date Received : 19.06.17
Location : 48 Darwin Road Stevenage Herts SG2 0DB
Proposal : Retention of a summer house in the rear garden
Date of Decision : 11.08.17
Decision : **Planning Permission is GRANTED**
24. Application No : 17/00415/FPH
Date Received : 21.06.17
Location : 127 Fairview Road Stevenage Herts SG1 2NP
Proposal : Two storey side and single storey rear extension
Date of Decision : 11.08.17
Decision : **Planning Permission is GRANTED**

25. Application No : 17/00422/CPA
Date Received : 22.06.17
Location : 25 Boulton Road Stevenage Herts SG1 4QX
Proposal : Prior approval for change of use from office (B1) to 2no. flats (C3)
Date of Decision : 11.08.17
Decision : **Prior Approval is REQUIRED and REFUSED**
26. Application No : 17/00423/FPH
Date Received : 22.06.17
Location : 5 Chalkdown Stevenage Herts SG2 7BG
Proposal : Single storey rear extension
Date of Decision : 16.08.17
Decision : **Planning Permission is GRANTED**
27. Application No : 17/00424/FPH
Date Received : 23.06.17
Location : 12 Mathews Close Stevenage Herts SG1 4XB
Proposal : Single storey rear extension and garage extension with raising of garage roof to provide a habitable room and single-storey front extension.
Date of Decision : 16.08.17
Decision : **Planning Permission is GRANTED**

28. Application No : 17/00428/AD
Date Received : 26.06.17
Location : Cromer House Caxton Way Stevenage Herts
Proposal : Installation of 3no non-illuminated fascia signs and 2no totem signs
Date of Decision : 18.08.17
Decision : **Advertisement Consent is GRANTED**
29. Application No : 17/00431/AD
Date Received : 26.06.17
Location : 31 Queensway Town Centre Stevenage Herts
Proposal : Installation of 4no internally illuminated fascia signs, 1no internally illuminated projecting sign and digitally printed graphics
Date of Decision : 16.08.17
Decision : **Advertisement Consent is GRANTED**
30. Application No : 17/00432/FPH
Date Received : 27.06.17
Location : 42 Meadow Way Stevenage Herts SG1 1QD
Proposal : Single storey side and rear extension
Date of Decision : 22.08.17
Decision : **Planning Permission is GRANTED**

31. Application No : 17/00433/FPH
Date Received : 27.06.17
Location : 14 School Close Stevenage Herts SG2 9TY
Proposal : Single storey front extension
Date of Decision : 22.08.17
Decision : **Planning Permission is GRANTED**
32. Application No : 17/00435/CLED
Date Received : 28.06.17
Location : 13 Holly Copse Stevenage Herts SG1 1QT
Proposal : Certificate of lawfulness for the sub-division of an end of terrace house into 2no flats.
Date of Decision : 18.08.17
Decision : **Certificate of Lawfulness is APPROVED**
33. Application No : 17/00436/FPH
Date Received : 28.06.17
Location : 17 Bawdsey Close Stevenage Herts SG1 2LA
Proposal : Erection of bay windows on front and rear elevations
Date of Decision : 21.08.17
Decision : **Planning Permission is GRANTED**
34. Application No : 17/00442/CLPD
Date Received : 29.06.17
Location : 53 Greydells Road Stevenage Herts SG1 3NJ
Proposal : Certificate of lawfulness for a single storey rear extension, loft conversion and outbuilding in the rear garden.
Date of Decision : 04.08.17
Decision : **Certificate of Lawfulness is APPROVED**

35. Application No : 17/00445/FPH
Date Received : 03.07.17
Location : 8 Tates Way Stevenage Herts SG1 4WP
Proposal : Garage conversion
Date of Decision : 18.08.17
Decision : **Planning Permission is GRANTED**
36. Application No : 17/00447/FP
Date Received : 03.07.17
Location : Fresh Face Aesthetics 14 - 16 High Street Stevenage Herts
Proposal : Change of use from D1 (non-residential institutions) to mixed use of A1 (retail) and D1 (non-residential institutions)
Date of Decision : 18.08.17
Decision : **Planning Permission is GRANTED**
37. Application No : 17/00448/CLPD
Date Received : 03.07.17
Location : 320 Canterbury Way Stevenage Herts SG1 4DU
Proposal : Single storey rear extension
Date of Decision : 04.08.17
Decision : **Certificate of Lawfulness is APPROVED**
38. Application No : 17/00455/FP
Date Received : 05.07.17
Location : 31 Fox Road Stevenage Herts SG1 1JD
Proposal : Erection of 1no. two bedroom dwelling
Date of Decision : 22.08.17
Decision : **Planning Permission is GRANTED**

39. Application No : 17/00457/HPA
Date Received : 06.07.17
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 4.0m, for which the maximum height will be 3.0m and the height to the eaves will be 2.9m
Date of Decision : 16.08.17
Decision : **Prior Approval is REQUIRED and REFUSED**
40. Application No : 17/00460/FPH
Date Received : 06.07.17
Location : 105 And 107 Broad Oak Way Stevenage Herts SG2 8RB
Proposal : Retrospective erection of single storey front and rear extensions at 105 and 107 Broad Oak Way and erection of a part two-storey extension at 105 Broad Oak Way.
Date of Decision : 18.08.17
Decision : **Planning Permission is GRANTED**
41. Application No : 17/00475/NMA
Date Received : 06.07.17
Location : 3 Argyle Way Stevenage Herts SG1 2AD
Proposal : Non-material amendment to previously approved planning permission reference number 14/00347/FPM to change external cladding appearance to the units to ensure consistency between all three units.
Date of Decision : 03.08.17
Decision : **Non Material Amendment AGREED**

42. Application No : 17/00463/TPCA
Date Received : 07.07.17
Location : Bayley House Sish Lane Stevenage Herts
Proposal : Remove deadwood and crown raise to 2.5m from ground level to 1no. Acaia; reduce crowns by 2m, remove deadwood & clear street light by 2m to 2no. Acacia's; reduce crowns by 2m, clear street light and crown raise to 3m above ground to 2no. Silver Birch's
Date of Decision : 18.08.17
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
43. Application No : 17/00469/COND
Date Received : 07.07.17
Location : Debenhams, Unit 5 Roaring Meg Retail Park London Road Stevenage
Proposal : Discharge of Condition 7 (Travel Plan) attached to planning permission reference number 14/001111/FPM
Date of Decision : 16.08.17
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 17/00472/FPH
Date Received : 07.07.17
Location : 136 The Paddocks Stevenage Herts SG2 9UF
Proposal : Single storey front and rear extensions.
Date of Decision : 16.08.17
Decision : **Planning Permission is GRANTED**

45. Application No : 17/00466/AD
Date Received : 10.07.17
Location : Santander Bank 96 Queensway Town Centre Stevenage
Proposal : Installation of 46" TV depicting various Santander advertisements.
Date of Decision : 18.08.17
Decision : **Advertisement Consent is GRANTED**
46. Application No : 17/00476/NMA
Date Received : 10.07.17
Location : Park Place Town Centre Stevenage Herts
Proposal : Non-material amendment to previously approved planning permission reference number 16/00511/FPM to include a new concierge in the south block, revised apartment and retail unit sizes and relocation of the lifts
Date of Decision : 16.08.17
Decision : **Non Material Amendment AGREED**
47. Application No : 17/00473/CLPD
Date Received : 11.07.17
Location : 75 Fishers Green Road Stevenage Herts SG1 2PL
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 16.08.17
Decision : **Certificate of Lawfulness is APPROVED**

48. Application No : 17/00481/TPCA
Date Received : 12.07.17
Location : 77 Nodes Drive Stevenage Herts SG2 8AH
Proposal : Removal of 1no Sycamore tree
Date of Decision : 16.08.17
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
49. Application No : 17/00484/NMA
Date Received : 12.07.17
Location : Wayside Rectory Lane Stevenage Herts
Proposal : Non-material amendment to previously approved planning permission 14/00052/FP to amend fenestration details and enclose the porch on plot 1
Date of Decision : 11.08.17
Decision : **Non Material Amendment AGREED**
50. Application No : 17/00489/HPA
Date Received : 13.07.17
Location : 7 Corton Close Stevenage Herts SG1 2LB
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4m, for which the maximum height will be 3.5m and the height to the eaves will be 2.7m
Date of Decision : 16.08.17
Decision : **Prior Approval is NOT REQUIRED**

51. Application No : 17/00497/HPA
Date Received : 17.07.17
Location : 30 Colestrete Stevenage Herts SG1 1RD
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4m, for which the maximum height will be 3.47m and the height to the eaves will be 2.5m
Date of Decision : 16.08.17
Decision : **Prior Approval is NOT REQUIRED**
52. Application No : 17/00508/LB
Date Received : 19.07.17
Location : 1 Morley Cottages Chells Lane Stevenage Herts
Proposal : Listed building consent for replacement windows
Date of Decision : 18.08.17
Decision : **Listed Building Consent is GRANTED**
53. Application No : 17/00512/COND
Date Received : 20.07.17
Location : 53 Sish Lane Stevenage Herts SG1 3LS
Proposal : Discharge of condition 5 (boundary treatments) attached to planning permission reference number 17/00057/FPH.
Date of Decision : 11.08.17
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
54. Application No : 17/00522/CLPD
Date Received : 24.07.17
Location : 683 Lonsdale Road Stevenage Herts SG1 5EG
Proposal : Certificate of lawfulness for a single storey rear extension and partial garage conversion.
Date of Decision : 16.08.17
Decision : **Certificate of Lawfulness is APPROVED**