

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Wednesday, 4 April 2018

Time: 6.30 pm

Place: Council Chamber - Council Chamber

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

Start / End Time: Start Time: 6.30pm
End Time: 7.25pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors R Broom, J Lloyd and A McGuinness.

There were no declarations of interest.

2. MINUTES - 6 FEBRUARY 2018

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 6 February 2018, are approved as a correct record and signed by the Chair.

3. 263 BROADWATER CRESCENT, STEVENAGE

The Committee considered an application for the change of use from B1 (Business) to D2 (Gymnasium). The application was before the Committee for determination as the landowner was Stevenage Borough Council and objections to the application had been received.

The Principal Planning Officer gave an introduction to the Committee and acknowledged errors in the report. It was noted that "Bedwell Crescent" in Item 3 paragraphs 1.1 and 7.5.5 should read "Broadwater Crescent." Members were informed that the proposal would result in the loss of an employment premises. However, the Principal Planning Officer advised Members that property had been on offer since November 2017 and the proposed gym was the most credible to date. Turning to the impact on the neighbourhood centre, Members were advised by Officers that it would not result in the loss of a retail premises and would be acceptable use within the centre. In addition, the Committee was advised that the applicant was not required to submit a retail impact assessment.

However, to ensure the Council was able to regenerate the centre in the future, Officers advised the Committee that if they were minded to grant the application a temporary permission could be issued. Members were also advised at the meeting that the development would not impact upon the historic character of the conservation or the amenities of nearby residential properties.

The public representations received related to the existing parking problems.

Members also raised concerns about parking arrangements for the proposed development. Officers acknowledged that the nature of the site posed parking challenges but off street parking was an option for visitors to the proposed gym to the front of the neighbourhood centre.

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
'1A (Existing Floor Plan); 1A (Proposed Floor Plan); Site Location Plan'.
2. The use hereby permitted shall be discontinued and the building restored to its former condition on or before 31st May 2020 in accordance with a scheme of work submitted to and approved in writing by the local planning authority. The restoration scheme shall be implemented in accordance with the approved details.
3. The premises shall be used for a gymnasium and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
4. The use hereby permitted shall only take place between the hours of 10.00 to 20.30 on Mondays to Fridays and between the hours of 09.00 to 14.00 on Saturdays and no activities shall take place on Sundays and Bank Holidays.

4. 13 BEDWELL CRESCENT, STEVENAGE

The Committee considered an application for the change of use of public amenity land to private residential land. The application was before the Committee for consideration as the land in question is in the ownership of Stevenage Borough Council and an objection has been received in respect of the proposal.

The Principal Planning Officer gave an introduction to the Committee. Members were informed that the proposed change of use of the land and the construction of a hardstanding was not considered to be detrimental to the form and function of the

structural open space, the character and appearance of the area, nor highway safety.

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

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: Site location plan.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The proposed hardstanding shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.
4. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting this Order) no erection of or alteration to a gate, fence, wall or other means of enclosure shall be carried out on the land the subject of this application and to the frontage of the dwellinghouse unless permission is granted on an application made to the Local Planning Authority.

5. 2 RUSSELL CLOSE, STEVENAGE

The Committee considered an application for the change of use of public highway land to private residential land. The application was before the Committee for consideration as the land in question is in the ownership of Stevenage Borough Council and an objection has been received against the proposal.

The Principal Planning Officer gave an introduction to the Committee. It was advised that the proposed change of use of the land and the construction of a hardstanding was not considered to be detrimental to the form and function of the structural open space or the character and visual amenity of the area.

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

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: Site location plan.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

3. The proposed hardstanding shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.
4. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no erection of or alteration to a gate, fence, wall or other means of enclosure shall be carried out on the land the subject of this application and to the frontage of the dwellinghouse unless permission is granted on an application made to the Local Planning Authority.
5. The area of land shown red on the approved site location plan shall be retained and maintained as grass in perpetuity.

6. THE FORMER DUPONT SITE, WEDGWOOD WAY, STEVENAGE

The Committee considered an application for a Variation of clause 3.1.3.3 (affordable housing), clause 3.1.4.1 (affordable housing), clause 12.5 (obligation exclusion), clause 5.4 of schedules 2 and 4 and clause 8 of schedule 4 (mortgagee exclusion) of the original s106 agreement dated 11 August 2016.

The Principal Planning Officer gave an introduction to the Committee. Members sought clarification regarding the proposed changes. It was advised that the Council had now engaged external solicitors to draft planning agreements. Members were informed that all of the proposed changes to the S106 agreement were either minor in nature designed to correct original drafting errors or are changes required by the Metropolitan Housing Association to satisfy their lenders and relate to the hypothetical position should the owner of the site go into administration. The proposed changes were not considered to weaken the Council's position in any way.

It was **RESOLVED** that the variation of clause 3.1.3.3 (affordable housing), clause 3.1.4.1 (affordable housing), clause 12.5 (obligation exclusion), clause 5.4 of schedules 2 and 4 and clause 8 of schedule 4 (mortgagee exclusion) of the original s106 agreement dated 11 August 2016 be agreed and that authority be delegated 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 variations to the original S106 agreement.

7. INFORMATION REPORT - DELEGATED DECISIONS

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

8. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

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

9. URGENT PART I BUSINESS

None.

10. EXCLUSION OF THE PRESS AND PUBLIC

Not required.

11. URGENT PART II BUSINESS

None.

CHAIR