

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Thursday, 24 May 2018

Time: 6.30pm

Place: Council Chamber

Present: Councillors: David Cullen (Chair), Maureen McKay (Vice Chair), Lloyd Briscoe, Michelle Gardner, Lizzy Kelly, Graham Lawrence, John Lloyd and Graham Snell

Start / End Time: Start Time: 6.30pm
End Time: 7.30pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

The Chair welcomed Members of the Environment and Economy Select Committee to the meeting who had been invited specifically for the Planning Policy items at items 6 and 7 on the agenda.

Apologies for absence were submitted on behalf of Councillors D Bainbridge, L Chester, J Fraser, J Hanafin and E Harrington and Environment and Economy Members M Hurst and A Mitchell CC.

There were no declarations of interest.

At this juncture, Councillor Maureen McKay was nominated, seconded and elected as vice-chair of the Planning and Development Committee for the Municipal Year 2018/19.

2 MINUTES - 4 APRIL 2018

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 4 April 2018, are approved as a correct record and signed by the Chair.

3 18/00107/FP - 5 DITCHMORE LANE, STEVENAGE

The Committee considered an application for the demolition of the existing rear extension and erection of a two storey extension to facilitate the creation of 4 no. one bed flats.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Development Manager gave an introduction to the Committee. The Committee was advised that the main issues for consideration in the determination of the

application were the acceptability of the proposal in land use policy terms, the impact on the character and appearance of the area and the amenities of neighbouring properties, the suitability of the residential environment and the impact on the highway network and car parking provision.

The Committee was advised that although the site was regarded as a windfall site, there was no detrimental effect on the environment or adjoining properties and there was access to local facilities. In terms of the character and appearance, a condition would be imposed on the application requiring details of the materials to be used.

Officers advised that following consultation with the Council's Environmental Health Section an additional condition relating to sound insulation would be included in the recommendations.

In relation to car parking it was considered that a sufficient level of parking including additional parking for the Haven was to be provided for the site.

It was RESOLVED that planning permission be granted subject to the conditions as per the recommendations in the report and subject to an additional Condition 10 as follows:

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: 17047su1 01A, 02, 03, 17047wd2.01B, 02B, 03C, 05
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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 development 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
4. Prior to the first occupation of the dwellings hereby permitted the parking spaces and turning facilities identified on drawing 17047wd2.01B shall be constructed, hardsurfaced and made ready for use to serve the occupants of those properties unless otherwise agreed in writing by the Local Planning Authority. The spaces shall be permanently retained in that form thereafter.
5. No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
6. 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. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the buildings are occupied and thereafter permanently retained.

7. All areas for parking, delivery and storage areas associated with the construction of the development must be provided on land which is not public highway and the use of such areas must not interfere with the use of the public highway.
8. The cycle parking facilities identified on drawing 17047wd2.01B shall be provided prior to the first occupation of the dwellings hereby permitted and shall be permanently retained at the site.
9. The first floor window proposed in the north elevation of flat 4 serving the kitchen/dining area (nearest to the lounge) shall be fitted with obscure glazing and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above finished floor level and shall be retained in that form thereafter.
10. On completion, the dwellings shall meet the following criteria, either:
 - i. with windows open for ventilation or
 - ii. with windows closed and with mechanical purge and background ventilation, sufficient to comply with the current Building Regulations.

		Noise Level (dB)
Daytime Noise (07:00 - 23:00)	Inside living areas	< 35 LAeq (16 hours)
Night-time Noise (23:00 - 07:00)	Inside bedrooms	< 30 LAeq (8 hours) < 45 L _{Amax, Fast}

Where mechanical purge ventilation is required to achieve the above standards with windows closed, this shall be designed so as to ensure that the ventilation system itself does not produce unacceptable levels of noise within each dwelling. All schemes for ventilation shall comply with the current edition of Approved Document F to the Building Regulations.

4 18/00191/FPH - 14 LESLIE CLOSE, STEVENAGE

The Committee considered an application for the erection of a single storey front extension.

The application was before the Committee for determination as the applicant was Stevenage Borough Council.

The Development Manager gave an introduction to the Committee. The Committee was advised that the application was considered to accord with the Council's Design Guide and Policies in terms of design, visual and neighbour amenity.

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: 542H-C-013-100 Site Location Plan, 542H-C-013-102 Proposed Plans and Elevations, 542H-C-013-101 Existing Plans and Elevations.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the external surfaces of the single storey front extension hereby permitted shall match the materials used in the construction of the original dwelling to the satisfaction of the Local Planning Authority.

5 18/00184/FP - 455 BROADWATER CRESCENT, STEVENAGE

The Committee considered an application for the change of use of public amenity land to private residential land

The Development Manager gave an introduction to the Committee. The Committee was advised that the change of use was to residential curtilage and the construction of a hardstanding for the parking of two vehicles.

The main issue was the impact of the loss of the amenity land on the character and appearance of the area. Officers advised however, that the proposed change of use was not considered to be detrimental to the form and function of the structural open space or the character and appearance of the area.

In response to an objection received, officers advised that there was no need to remove the tree to the front of the property as the existing arrangement was acceptable.

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 from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.

6 **UPDATE ON THE LOCAL PLAN AND FUTURE PLANNING POLICY WORK**

The Planning Policy Manager gave a presentation updating Members on the Local Plan process and advising of key Planning Policy projects.

The Committee was advised that the Council was still awaiting a response from the MHCLG since the Local Plan had been placed on hold in November 2017. In response to a question, Officers advised that there had been no indication of timescales regarding the release of the Plan.

Officers informed the Committee of future Planning Policy work to be undertaken including:

- Brownfield Register;
- Self-build Register;
- Statement of Annual Community Involvement;
- Active Travel;
- Implementing the Community Infrastructure Levy (CIL); and
- Updating the Design Guide and the Parking Provision SPD's.

It was **RESOLVED** that the update be noted.

7 **REVISED STATEMENT OF COMMUNITY INVOLVEMENT (SCI)**

The Planning Policy Manager presented a revised Statement of Community Involvement (SCI) for initial comments and provided details of the timescales for this work.

The SCI set out why consultation was important, what would be consulted on, who would be consulted, when consultation and engagement would take place and how the views received would be taken into account.

Members were advised to send any comments directly to the Planning Policy Manager.

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

8 **INFORMATION REPORT - DELEGATED DECISIONS**

In response to a question, Officers agreed to send Councillor Gardner details of the illuminated signs at the Peartree Public House, Valley Way.

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

9 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

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

10 **URGENT PART I BUSINESS**

None.

11 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

12 **URGENT PART II BUSINESS**

None.

CHAIR