

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES**

Date: Tuesday, 6 November 2018

Time: 6.30pm

Place: Council Chamber

**Present:** Councillors: David Cullen (Chair), Maureen McKay (Vice-Chair), Lloyd Briscoe, Michael Downing, James Fraser, Michelle Gardner, Jody Hanafin, Liz Harrington, Lizzy Kelly, Graham Lawrence, John Lloyd and Graham Snell.

**Start / End Time:** Start Time: 6.30pm  
End Time: 7.40pm

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

Apologies for absence were submitted on behalf of Councillor Doug Bainbridge.

Councillors Dave Cullen and Lizzy Kelly declared a personal interest in Agenda Item 3 – 62 Bedwell Crescent as patients of the Dental Practice.

**2 MINUTES - 11 SEPTEMBER 2018**

It was **RESOLVED** that the minutes of the Planning and Development Committee held on 11 September 2018 are approved as a correct record and signed by the Chair.

**3 62 BEDWELL CRESCENT, STEVENAGE**

The Committee considered an application for the erection of a two-storey side and first floor rear extension and change of use of public amenity land to land associated with the dental surgery (Use Class D1) and the creation of access ramp.

The Principal Planning Officer gave an introduction to the Committee. He advised that the main issues for consideration in the determination of the application were its acceptability in land use policy terms, impact on visual amenity, impact on residential amenities, parking provision and highway safety.

The Chair invited Mr John Billingham, an objector to address the Committee. Mr Billingham's objections related to the overdevelopment of the site, the fact that there was no disabled parking available on the site and no safe place for people with disabilities to park in the vicinity. Patients had also been parking in the United Reform Church without permission as well as visiting the neighbouring properties at 60 and 64 Bedwell Crescent by accident.

The Chair thanked Mr Billingham and invited Mr Adrian Yellon the applicant and owner of the dental practice to address the Committee. Mr Yellon referred to a previous application which had been submitted in 2011 for a similar build which had been granted by the Council. The Committee was also advised that a new access ramp from Bedwell Crescent into the property would be installed to ensure disabled access to the building was improved.

The Chair thanked Mr Yellon and invited the Principal Planning Officer to continue with his presentation.

The Committee were advised that whilst concerns have been raised by neighbours about the impact the development would have on this area of amenity space it was not considered to be detrimental to the street scene and the Council's Parks and Amenities section had raised no concerns about its loss subject to the provision of suitable planting.

In relation to the impact on visual amenity, due to the size and design of the proposed extension it was considered that the proposed development would not have a detrimental impact on the character and appearance of the property or the wider street scene.

The Committee was advised that the Council's adopted parking standards required a minimum of three parking spaces per consultation room plus additional spaces for staff. As there was no off-street parking serving the practice there was currently a deficit of 17 spaces. The proposed application would also require an additional 4 spaces.

Officers advised that whilst the concerns of residents were recognised in relation to the lack of parking, although there were double yellow lines positioned on the junction of Cuttys Lane and Bedwell Crescent, the remainder of both roads in close proximity of the site had no restrictions in place. Additionally there was parking at the Bedwell Centre approximately 150m from the application site. The site was also accessible by public transport and was within walking distance of Stevenage Town Centre. Officers stated that given this, it was considered that there were insufficient grounds to warrant refusal as the situation would not substantively change as a result of this application.

The proposal was therefore considered to be acceptable and it was recommended that planning permission be granted.

Members expressed concern regarding the lack of parking for the surgery and in particular that there was no disabled parking available and no safe space for people with disabilities to park. In response to a question, officers confirmed that the United Reform Church on Cuttys Lane had not granted permission for people associated with the dental practice to use the church car park.

A motion to defer consideration of the application for further consideration of the parking situation was moved and seconded but upon being put to the vote was lost.

Following further consideration, 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:  
  
Site Location Plan; 812:01; 812:02A.
- 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 side and first floor extensions shall be similar to the materials used in the construction of the original building to the satisfaction of the Local Planning Authority.
- 4 No development, above slab level, shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping and the treatment of all hard surfaces. The scheme shall include details of all existing trees, hedgerows or other planting on the land which are to be retained or removed together with details of all new planting to take place including species, size and method of planting. The approved hard and soft landscaping shall thereafter be implemented and maintained in accordance with the approved details.
- 5 All planting, seeding or turfing comprised in the approved soft and hard landscaping shall be carried out in the first planting and seeding season following the first use of the extensions or the completion of the development whichever is the sooner. 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 a similar size and species unless otherwise agreed in writing by the Local Planning Authority.
- 6 All hardsurfacing comprised in the approved details of landscaping shall be carried out within three months of the first occupation/use of the approved development or the completion of the development, whichever is the sooner.
- 7 The secure cycle parking shown on drawing number 812:02A shall be implemented in full before the first occupation/use of the development hereby permitted and shall be thereafter retained in perpetuity.
- 8 No development, above slab level, shall take place until details of the width and paving of the pedestrian pathway/footway that connects to the public footway with the new front entrance to the development has been submitted to and approved in writing by the Local Planning Authority. The pathway/footway shall be provided in accordance with the approved details before the development is occupied or use of the extension commences.

- 9 No development, above slab level, shall take place until details of measures to address adaptation to climate change have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and permanently maintained in accordance with the approved details.
- 10 The proposed first floor window on the eastern elevation of the first floor rear extension serving the x-ray room, shall be obscurely glazed (at level 3 or above of the Pilkington Scale of Obscurity) and non-opening as measured 1.7m from finished floor level.
- 11 All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall not be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours.
- 12 No external lighting shall be installed or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing the details of the position, height, design and illumination intensity. Any lighting thereafter installed shall be in accordance with the approved details.

## INFORMATIVE

### Hertfordshire County Council Highways

Construction standards for works within the highway: All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor, and in accordance with Hertfordshire County Council's publication "Roads in Hertfordshire – Highway Design Guide 126 (2011)". Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

#### 4 **LAND AT SIX HILLS HOUSE, LONDON ROAD, STEVENAGE**

The Committee considered an application for the variation of "Contribution Trigger Event" under Section 1 and additional mortgagee clause imposed to Section 2 of the S106 Agreement (dated 6 December 2017) approved under planning application 16/00482/FPM.

The Principal Planning Officer gave an introduction to the Committee.

The Committee was advised that all of the proposed changes to the S106 agreement were minor in nature and allowed the developer sufficient time to reach agreements with Network Rail, UK Power Networks and Thames Water. In addition, the additional clause related to a hypothetical position should the landowner go into

administration and that they would be responsible for all the obligations set out in the agreement and as such would not weaken the Council's position in anyway. Therefore the proposed changes were considered acceptable.

In response to a question, officers confirmed that the situation would be monitored to ensure as far as possible the deadline of 29 February 2019 for the "Contribution Trigger Event" was adhered to.

It was **RESOLVED** that the variation to the definition "Contribution Trigger Event" and to add an additional clause to Section 2 of the S106 agreement dated 6 December 2017 be approved 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 variation to the S106 agreement.

## 5 **25 BUDE 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 determination as the applicant and landowner was Stevenage Borough Council.

The Development Manager gave an introduction to the Committee. The main issues for consideration in the determination of the application were the impact of the loss of the amenity land on the character and appearance of the area.

The Committee was advised that the change of use from amenity land to residential curtilage would not alter the character and appearance of the area, or harm the form or function of the structural open space. The proposed use was therefore considered acceptable.

In response to a question from a Member, officers confirmed that there would be no loss of trees as a result of the application.

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-012-01 Site Location Plan; 542H-C-012-07 Proposed Site Plan.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The area of land, shown red on the approved drawing 542H-C-012-07 Proposed Site Plan, located to the side / south east of 25 Bude Crescent, shall be enclosed by timber fencing to match the existing fencing and to be no higher than 2m in height unless otherwise agreed in writing by the Local

Planning Authority.

6 **25 BUDE CRESCENT, STEVENAGE**

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

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 design and the impact on the character and appearance of the area and the parking provision.

It was noted that the design of the proposed extension was considered to be of an acceptable design. Adequate off-street parking provision could also be provided for the parking of three cars. It was therefore recommended that planning permission be granted.

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-012-01 Site location plan; 542H-C-012-02 Existing Block Plan; 542H-C-012-04 Proposed Block Plan; 542H-C-012-03 Existing Elevations and Floor Plans; 542H-C-012-05 Proposed Floor Plans; 542H-C-012-06 Proposed 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 side extension hereby permitted shall match the materials used in the construction of the original dwelling to the satisfaction of the Local Planning Authority.

7 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

9 **URGENT PART I BUSINESS**

None.

10 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

11 **URGENT PART II BUSINESS**

None.

**CHAIR**