

STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday, 8 January 2019

Time: 6.30pm

Place: Council Chamber

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

Start / End Time: Start Time: 6.30pm
End Time: 6.57pm

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

Apologies for absence were received from Councillors Liz Harrington and Graham Snell.

2 **MINUTES - 4 DECEMBER 2018**

It was **RESOLVED** that the minutes of the Planning and Development Committee held on 4 December 2018 be approved as a correct record and signed by the Chair.

3 **4 TOWN SQUARE, STEVENAGE**

The Committee considered an application for proposed change of use from A1 (shops) and A2 (Professional & Financial Services) to Visitor Centre D1 (Non-residential Institutions) and shop front alteration.

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

The Principal Planning Officer gave an introduction to the Committee, including a visual presentation. The main issues for consideration in the determination of the application were its acceptability in land use policy terms, the visual impact on the conservation area, impact on residential amenity, car parking and highway implications.

The Principal Planning Officer advised that he had concluded that the principle of the proposed change of use would not have a detrimental impact on the function of the town centre and, therefore, was compliant with the policies in the adopted and emerging local plans. Additionally, the proposed development would preserve the historic character of the Town Centre Conservation Area. Furthermore, the proposal would not harm the overall vitality and viability of the town centre nor would it have a detrimental impact on the environment or the amenities of nearby businesses and residential properties which were located on Queensway. Moreover, the site was well served by public transport and surface car parking.

Given the above, the Principal Planning Officer considered that the proposed development accorded with the Policies contained within the adopted Local Plan (2004), the Council's Emerging Local Plan (2016), the Council's Supplementary Planning Documents, the National Planning Policy Framework (2018) and National Planning Policy Guidance (2014).

A Member requested that the 4 parking spaces proposed for the rear yard should include one disabled space, and that consideration should be given to the widening of the entrance door to facilitate access for those using motorised wheelchairs and mobility vehicles. The Principal Planning Officer undertook to take up these matters with the applicant.

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; BS18070 – 001; Proposed Floor Plan; Proposed Visitor Centre Floor Plan v7.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The alterations to the shopfront hereby permitted shall be carried out in accordance with the details submitted with this application.

4 **BANK HOUSE, PRIMETT ROAD, STEVENAGE**

The Committee considered an application for the proposed reconfiguration of existing offices (basement, ground and first floor level) and six storey extension.

The Principal Planning Officer commenced a visual presentation of the application. However, due to persistent technical problems with the visual presentation, it was felt that to proceed with the consideration of the application would be unfair to all involved, including the registered speakers.

It was therefore **RESOLVED** that, in view of the technical difficulties experienced at the meeting, the consideration of application 18/00416/FPM be deferred to the next meeting of the Committee.

5 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

The Committee noted that an appeal had been submitted in relation to the refusal of application 17/00543/FP – 4 Fishers Green.

The Chair stated that a fresh application had been submitted regarding the erection of new dwellings at 4 Fishers Green, which would be determined by officers under Delegated Authority.

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

7 **URGENT PART I BUSINESS**

None.

8 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

9 **URGENT PART II BUSINESS**

None.

CHAIR