

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Tuesday, 8 October 2019

Time: 6.30pm

Place: Council Chamber, Daneshill House, Danestrete

Present: Councillors: David Cullen (Chair), Michelle Gardner (Vice-Chair), Doug Bainbridge, Sandra Barr, Jody Hanafin, Liz Harrington, Graham Lawrence, John Lloyd, Sarah-Jane McDonough, Maureen McKay and Graham Snell.

Start / End Time: Start Time: 6.30pm
End Time: 6.55pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received on behalf of Councillors Lizzy Kelly and Tom Wren.

There were no declarations of interest.

2 MINUTES - 4 SEPTEMBER 2019

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 4 September 2019 be approved as a correct record and signed by the Chair.

3 19/00294/FPM - THE MARCH HARE, 10 BURWELL ROAD, STEVENAGE

The Committee considered an application for the variation of condition 1 of planning permission 17/00586/FPM to amend approved drawings.

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. He advised that the only issue for consideration in the determination of the application was how the variation of the condition would impact on the approved scheme and whether any additional conditions were warranted. The main consideration was, therefore, the acceptability of the changes to the scheme in respect of the visual impact on the area and impact on residential amenity.

Members were advised that the changes to the scheme included the replacement of external projecting balconies with Juliette balconies; the installation of a door on the ground floor of the northern elevation of the building serving the internal stair core in order to form an emergency exit; and the omission of the render detailing on the

southern and northern elevations and being replaced with matching brickwork. It was also noted that the condition relating to drainage would be re-worded to seek submission of details prior to occupation instead of pre-commencement.

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:
12287-W-002 E; 12287-W-003-E; 12887-W-004-E; 12887-W-007-B; 12887-W-008-C; 12887-W-009-B; 12887-W-001-1st; 12287-W-015-C.
2. The development hereby permitted shall be completed in accordance with the following approved materials:-
 - Facing Brickwork:- Traditional Brick and Stone (TBS) 'Audley Antique' bricks;
 - Roof cladding:- Euroclad aluminium panel in a Vieozinc colour;
 - uPVC Windows and doors finished in Anthracite Grey;
 - Metal Juliette balconies finished in Anthracite Grey; and
 - uPVC gutters and downpipes finished in black.
3. The soft and hard landscaping scheme as detailed on drawing number 12287-W-015-1st as submitted under discharge of condition application 18/00162/COND shall be implemented within the first available planting season following the first occupation of the building or the completion of the development whichever is the sooner.
4. 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.
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 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.
6. If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The Local Planning Authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

7. 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.
8. The tree protection measures as detailed on drawing number 12287-W-015-1 shall be retained during the remainder of the construction phase of development and shall only be removed once the development has been completed.
9. Within the areas to be fenced off in accordance with condition 8, there shall be no alteration to the ground levels and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.
10. The boundary treatment as detailed under discharge of condition application 18/00162/COND shall be completed before the new dwelling is occupied.
11. The development hereby permitted shall not be brought into use until the existing access to the former public house from Burwell Road has been closed and the footway reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
12. The development permitted by this planning permission shall be carried out in accordance with the approved SuDS and Surface-Water Strategy dated September 2017 and the following mitigation measures detailed within the drainage strategy:
 1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event plus 40% of climate change event.
 2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event providing a minimum of 37.5 m³ (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tanks.

3. Discharge of surface water from the private drain at the rate of 5 l/s into the Thames Water sewer network.

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.

13. Prior to the first occupation of the development the final design of the drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles is completed and submitted to the Local Planning Authority and approved in writing by the Local Planning Authority. The scheme shall also include:

1. Final detailed engineering drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Final calculations behind the proposed drainage plans in order to demonstrate that no flooding will take place during any rainfall event below and up to the 1 in 30 year rainfall event and that any flooding up to the 1 in 100 year event + 40% climate change allowance will be limited to informal flooding.
3. Exceedance flow paths for surface water for events greater than the 1 in 100 year + climate change.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

4 **4 FISHERS GREEN, STEVENAGE**

The Committee considered an application for the variation of Condition 1 of planning permission number 18/00709/FP to amend access and associated parking layout and to introduce solar tiles to the rear roofs of plots 3 and 4.

The application was before the Committee for determination as the proposal would need to be the subject of a Section 106 legal agreement.

The Development Manager gave an introduction to the Committee. He advised that the variation would enable a minor amendment to the scheme enabling the required visibility splays to be achieved across the front of the site and highway land. The introduction of solar tiles to the rear roofs of both plots would result in the roof tiles on the rear being slightly different in colour and appearance to those on the remainder of the dwellings.

In response to a question, Officers advised that the visibility splays would be maintained by the developer until the properties were sold when the responsibility would move to the new owners.

It was **RESOLVED**:

That planning permission be GRANTED subject to the applicant having first entered into and completed an agreement under S106 of The Town and Country Planning Act 1990 to secure:-

- The provision and retention in perpetuity of the visibility splay across the frontage of No.2 Fishers Green.

The detail of which is to be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed Solicitor and subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: SCUD/21907/SOLAR1, SCUD/21906/VS200C
2. The materials to be used in the construction of the dwellings hereby permitted shall be as previously approved under permission 19/00076/COND and the roof tiles as specified in this planning application.
3. The development hereby permitted shall be carried out in accordance with the landscaping details as previously approved under permission 19/00076/COND. 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.
4. Any trees or plants comprised within the scheme of landscaping agreed in condition 3, 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.
5. Before the access is first brought into use vehicle to vehicle visibility splays of 2.0 metres by 43 metres in both directions shall be provided and permanently maintained, within which 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 permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.
6. Prior to the first occupation of the development hereby permitted, 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained each side of the access. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary therefore forming a

triangular visibility splay, within which there shall be no obstruction to visibility between 600mm and 2.0 metres above the carriageway.

7. Prior to the first occupation of the dwellings hereby permitted the parking spaces and turning facilities identified on drawing SCUD/21901/VS200C 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 parking areas shall be constructed in a porous material or provision shall be made for a sustainable urban drainage system (SuDS) to be built into the hardsurfaced areas. Once provided the parking facilities shall be retained in that form and thereafter be used for the parking of vehicles.
8. 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.
9. The treatment of all boundaries including any walls, fences, gates or other means of enclosure shall be as previously approved under permission 19/00076/COND. The approved boundary treatments shall be completed before the buildings hereby permitted are occupied and thereafter permanently retained.
10. Prior to the first occupation of the development hereby permitted, the developer shall install two habitat bat access units in the south facing brickwork of plots 1 and 3 under the roofline which should be integrated into the brickwork as high as possible. The precise details of units shall first be submitted to and agreed in writing by the Local Planning Authority and shall thereafter permanently retained at the premises.
11. The first and second floor windows proposed in the side elevation of the dwellings hereby permitted serving the en-suites 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.

5 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

Officers advised that the appeal relating to 68 Wildwood Lane had been dismissed and that the full details would be reported to the next meeting of the Committee. The decision on 18b Boulton Road was still awaited.

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