

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 21/00047/COND
Date Received : 26.01.21
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Discharge of condition 18 (acoustics) attached to planning permission 20/00736/FPM / discharge of condition 19 (acoustics) attached to planning permission 18/00398/FPM
Date of Decision : 28.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 21/00819/FP
Date Received : 22.07.21
Location : 29 - 31 Orchard Road Stevenage Herts SG1 3HE
Proposal : Full planning permission for the demolition of existing builders yard and car sales business (Sui Generis) and erection of 7 no dwellings (Use Class C3) at Orchard Road, Stevenage
Date of Decision : 19.08.22
Decision : **Planning Permission is GRANTED**

3. Application No : 22/00143/FPH
Date Received : 22.02.22
Location : 16 Woodfield Road Stevenage Herts SG1 4BP
Proposal : Part single-storey, part two-storey rear extension, two-storey side extensions, two-storey front extension and porch.
Date of Decision : 04.08.22
Decision : **Planning Permission is GRANTED**

4. Application No : 22/00192/FPH
Date Received : 08.03.22
Location : 374 Archer Road Stevenage Herts SG1 5QH
Proposal : Single storey front and two storey rear extension
Date of Decision : 23.08.22
Decision : **Planning Permission is GRANTED**

5. Application No : 22/00198/COND
Date Received : 09.03.22
Location : Land Adjacent 108 Oaks Cross Stevenage Herts SG2 8LT
Proposal : Discharge of conditions 15 (external lighting) 22 (Soakage testing) and 23 (Drainage layout) attached to planning permission reference number 21/01204/FPM
Date of Decision : 15.08.22
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

The case officer's letter is attached providing further information.

6. Application No : 22/00292/COND
Date Received : 01.04.22
Location : Land West Of North Road North Road Stevenage Herts
Proposal : Discharge of Condition 3. (Construction management) attached to planning permission reference number 21/00529/FPM
Date of Decision : 03.08.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 22/00309/FP
Date Received : 07.04.22
Location : 10 Middle Row Stevenage Herts SG1 3AW
Proposal : Change of use from use Class E (Retail) to Class Sui Generis (Hot Food take away)
Date of Decision : 29.07.22
Decision : **Planning Permission is GRANTED**
8. Application No : 22/00362/FPH
Date Received : 15.04.22
Location : 85 Hayfield Stevenage Herts SG2 7JR
Proposal : Single storey rear extension and single storey side extension
Date of Decision : 29.07.22
Decision : **Planning Permission is GRANTED**
9. Application No : 22/00424/COND
Date Received : 04.05.22
Location : Station Car Park North Lytton Way Stevenage Herts
Proposal : Discharge of condition 28 (Local Employment Strategy) attached to planning permission reference number 21/01264/FPM (AMENDED DESCRIPTION).
Date of Decision : 17.08.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

10. Application No : 22/00473/COND
Date Received : 21.05.22
Location : 9 Bragbury Lane Stevenage Herts SG2 8TJ
Proposal : Discharge of Condition 5 (Archaeology investigation) attached to planning permission reference number 22/00069/FPH
Date of Decision : 28.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
11. Application No : 22/00479/FPH
Date Received : 25.05.22
Location : 71 Marlborough Road Stevenage Herts SG2 9HJ
Proposal : Two storey side extension, single-storey front and rear extension following demolition of garage and utility room.
Date of Decision : 01.08.22
Decision : **Planning Permission is GRANTED**
12. Application No : 22/00481/FPH
Date Received : 25.05.22
Location : 2 Rooks Nest Farm Barns Weston Road Stevenage Herts
Proposal : Installation of 2 no. roof lights on the front roof slope and 1 no. rooflight on the rear roof slope
Date of Decision : 02.08.22
Decision : **Planning Permission is GRANTED**
13. Application No : 22/00500/FPH
Date Received : 31.05.22
Location : 7 Faraday Road Stevenage Herts SG2 0BJ
Proposal : Part two-storey, part single storey rear extension.
Date of Decision : 11.08.22
Decision : **Planning Permission is GRANTED**

14. Application No : 22/00509/FPH
Date Received : 01.06.22
Location : 110 Sefton Road Stevenage Herts SG1 5RN
Proposal : Retrospective permission for the construction of a summer house in rear garden.
Date of Decision : 10.08.22
Decision : **Planning Permission is GRANTED**
15. Application No : 22/00514/FP
Date Received : 06.06.22
Location : 397 Ripon Road Stevenage Herts SG1 4LU
Proposal : Change of use of existing amenity land to provide hardstanding for two motor vehicles.
Date of Decision : 16.08.22
Decision : **Planning Permission is GRANTED**
16. Application No : 22/00520/FPH
Date Received : 07.06.22
Location : 181 Verity Way Stevenage Herts SG1 5PR
Proposal : Single storey front extension
Date of Decision : 01.08.22
Decision : **Planning Permission is GRANTED**
17. Application No : 22/00522/FPH
Date Received : 07.06.22
Location : 14 Frobisher Drive Stevenage Herts SG2 0HH
Proposal : Single storey front and side extension
Date of Decision : 29.07.22
Decision : **Planning Permission is GRANTED**

18. Application No : 22/00523/FP
Date Received : 07.06.22
Location : 159 - 169 Trumper Road Stevenage Herts SG1 5JX
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.
Date of Decision : 24.08.22
Decision : **Planning Permission is GRANTED**
19. Application No : 22/00526/FP
Date Received : 07.06.22
Location : 171 - 217 Trumper Road Stevenage Herts SG1 5JX
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding
Date of Decision : 24.08.22
Decision : **Planning Permission is GRANTED**
20. Application No : 22/00535/FP
Date Received : 08.06.22
Location : 219 - 265 Trumper Road Stevenage Herts SG1 5JX
Proposal : Replacement of existing external cladding; replacement of existing roof finish, replacement of common access handrail and balustrade
Date of Decision : 24.08.22
Decision : **Planning Permission is GRANTED**
21. Application No : 22/00550/AD
Date Received : 10.06.22
Location : Tesco Broadwater Stevenage (02202) London Road Stevenage Herts
Proposal : Retention of 1x LCD media screen
Date of Decision : 03.08.22
Decision : **Planning Permission is GRANTED**

22. Application No : 22/00555/FPH
Date Received : 13.06.22
Location : 122 Sefton Road Stevenage Herts SG1 5RN
Proposal : Single storey front and rear extension
Date of Decision : 05.08.22
Decision : **Planning Permission is GRANTED**
23. Application No : 22/00565/TPTPO
Date Received : 17.06.22
Location : 69 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Reduction by 30% to 2no. Ash trees (T17 and T18) protected by TPO 38
Date of Decision : 05.08.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
24. Application No : 22/00576/FPH
Date Received : 19.06.22
Location : 12 Brimstone Drive Stevenage Herts SG1 4FX
Proposal : Garage Conversion to habitable accommodation and external alterations.
Date of Decision : 29.07.22
Decision : **Planning Permission is GRANTED**

25. Application No : 22/00577/FPH
Date Received : 20.06.22
Location : 36 Milestone Close Stevenage Herts SG2 9RR
Proposal : Part two storey and part single storey side extension.
Date of Decision : 03.08.22
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed extension sited against the boundary with the adjoining neighbour, would erode the gap between the two dwellings which is an important characteristic of Milestone Close and would create a cramped appearance, detrimental to the architectural rhythm and character of the street contrary to the Council's Design Guide SPD (2009), Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031, the NPPF (2021) and Planning Practice Guidance (2014).
26. Application No : 22/00585/FP
Date Received : 23.06.22
Location : 51 Torquay Crescent Stevenage Herts SG1 2RQ
Proposal : Change of use from amenity land adjacent to property to provide private garden space
Date of Decision : 15.08.22
Decision : **Planning Permission is GRANTED**
27. Application No : 22/00586/FP
Date Received : 23.06.22
Location : 66 Bude Crescent Stevenage Herts SG1 2RB
Proposal : Change of use from amenity land to residential land for use as garden space
Date of Decision : 02.08.22
Decision : **Planning Permission is GRANTED**

28. Application No : 22/00590/HPA
Date Received : 23.06.22
Location : 14 Badgers Close Stevenage Herts SG1 1UH
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.00m, for which the maximum height will be 3.30m and the height of the eaves will be 2.20m
Date of Decision : 03.08.22
Decision : **Prior Approval is NOT REQUIRED**
29. Application No : 22/00593/FPH
Date Received : 24.06.22
Location : 90 Hayfield Stevenage Herts SG2 7JR
Proposal : Single storey side extension
Date of Decision : 17.08.22
Decision : **Planning Permission is GRANTED**
30. Application No : 22/00606/TPCA
Date Received : 29.06.22
Location : Thomas Alleyne Academy High Street Stevenage Herts
Proposal : Reduction of number of trees by up to 2m, removal of ivy from ground floor up to 1.5m on various trees, fell to ground a number of trees, crown reduction to various trees, remove snapped limb to Field Maple (T029), removal of deadwood on various trees, fell to ground Lombardy Polar (T046), Crown Lift of hornbeam (T048) and Thuja (T055), heavy pollard to 8m stump to Horse Chestnut (T074), pollard Sycamore (T078), remove 2 central leaders to 6m on Sycamore (T083), reduce to 10m 2 no. Lombardy Poplar (T087 and T088).
Date of Decision : 10.08.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

31. Application No : 22/00607/FPH
Date Received : 30.06.22
Location : 2 Malvern Close Stevenage Herts SG2 8UH
Proposal : Demolition of attached garage and replacement with single storey side and front extension
Date of Decision : 04.08.22
Decision : **Planning Permission is GRANTED**

32. Application No : 22/00612/AD
Date Received : 02.07.22
Location : Bus Shelter Opposite Glaxo Sycamore House Gunnels Wood Road Stevenage Herts
Proposal : Replacement of 1 no. non-illuminated advertisement panel on the bus shelter with 1no. internally illuminated digital display
Date of Decision : 08.08.22
Decision : **Advertisement Consent is GRANTED**

33. Application No : 22/00613/AD
Date Received : 02.07.22
Location : Bus Shelter 2907-0022 Outside Sycamore House Gunnels Wood Road Stevenage
Proposal : Replacement of 1 no. advertisement panel on the bus shelter with 1no. digital internally illuminated 6-sheet advertising display. The reverse panel comprising a non-advertising, non-illuminated space for Council or Community content.
Date of Decision : 10.08.22
Decision : **Advertisement Consent is REFUSED**

The proposed sign by virtue of its location and content is located in an unacceptable location, and would be likely to cause a distraction to vehicles and road users approaching the intersection of Gunnels Wood Road and Broadhall Way. This stretch of the heavily trafficked A1070 and the A602 is a location likely to cause a hazard where drivers would need to take exceptional care, leading to interference to the free and safe flow of traffic along Gunnels Wood Road. Accordingly, the proposal would be prejudicial to general provisions of highway safety and convenience contrary to the advice contained in the National Planning Policy Framework 2021.

34. Application No : 22/00614/AD
Date Received : 02.07.22
Location : Bus Shelter 2907-0057 Outside John Henry Newman School Hitchin Road Stevenage
Proposal : Replacing 1 no. advertisement panel on the bus shelter with 1 no. digital internally illuminated 6-sheet advertising display. The reverse panel comprises a non-advertising, non-illuminated space for Council or Community content
Date of Decision : 24.08.22
Decision : **Advertisement Consent is GRANTED**
35. Application No : 22/00615/AD
Date Received : 02.07.22
Location : Bus Shelter Outside Stevenage Railway Station Lytton Way Stevenage Herts
Proposal : Replacement of 1 no. non-illuminated advertisement panel on bus shelter with 1no. internally illuminated digital display
Date of Decision : 24.08.22
Decision : **Advertisement Consent is GRANTED**
36. Application No : 22/00616/CLPD
Date Received : 04.07.22
Location : 7 Foster Close Stevenage Herts SG1 4SA
Proposal : Certificate of lawfulness (Proposed) for a single storey side and rear extension.
Date of Decision : 19.08.22
Decision : **Certificate of Lawfulness is APPROVED**

37. Application No : 22/00617/FP
Date Received : 04.07.22
Location : Trotts Hill Primary School Wisden Road Stevenage Herts
Proposal : Single storey front extension
Date of Decision : 19.08.22
Decision : **Planning Permission is GRANTED**
38. Application No : 22/00623/FPH
Date Received : 06.07.22
Location : 1 Corton Close Stevenage Herts SG1 2LB
Proposal : Variation of condition 1 (approved plans) attached to planning permission reference number 21/00554/FPH to install a Juliet balcony / retain French Windows.
Date of Decision : 15.08.22
Decision : **Planning Permission is GRANTED**
39. Application No : 22/00626/PATELE
Date Received : 07.07.22
Location : Silam Road Stevenage Herts
Proposal : Proposed 5G telecoms installation: 15M street pole and 3 additional ancillary equipment cabinets and associated ancillary works
Date of Decision : 19.08.22
Decision : **Prior Approval is REQUIRED and GIVEN**
40. Application No : 22/00627/FPH
Date Received : 07.07.22
Location : 32 Barley Croft Stevenage Herts SG2 9NP
Proposal : Single storey front and side extension
Date of Decision : 12.08.22
Decision : **Planning Permission is GRANTED**

41. Application No : 22/00628/TPCA
Date Received : 07.07.22
Location : Oak House Rectory Lane Stevenage Herts
Proposal : Reduction to 3m - Fir Tree hedge, (Leylandii) x 1
Date of Decision : 08.08.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
42. Application No : 22/00631/FPH
Date Received : 07.07.22
Location : 229 Jessop Road Stevenage Herts SG1 5LS
Proposal : Single storey front extension
Date of Decision : 11.08.22
Decision : **Planning Permission is GRANTED**
43. Application No : 22/00632/PATELE
Date Received : 08.07.22
Location : Gresley Way Stevenage Herts
Proposal : Proposed 5G telecoms installation: H3G 18m street pole and additional equipment cabinets
Date of Decision : 22.08.22
Decision : **Prior Approval is REQUIRED and GIVEN**
44. Application No : 22/00644/TPTPO
Date Received : 11.07.22
Location : 7 Orchard Road Stevenage Herts SG1 3HD
Proposal : Reduction of 5no. Yew trees (T2, T3, T4, T5 & T8) by a maximum of 25% reduction and side reduction of 2 metres of 1no. Yew tree (T8) protected by Tree Preservation Order 72
Date of Decision : 08.08.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

45. Application No : 22/00645/CLPD
Date Received : 12.07.22
Location : 34 Jupiter Gate Stevenage Herts
Proposal : Certificate of Lawfulness for proposed single storey rear extension and partial garage conversion.
Date of Decision : 15.08.22
Decision : **Certificate of Lawfulness is APPROVED**
46. Application No : 22/00646/HPA
Date Received : 12.07.22
Location : 30 Orchard Crescent Stevenage Herts SG1 3EN
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.00m, for which the maximum height will be 4.00m and the height of the eaves will be 3.00m
Date of Decision : 04.08.22
Decision : **Prior Approval is NOT REQUIRED**
47. Application No : 22/00647/TPTPO
Date Received : 12.07.22
Location : 12 The Grange Stevenage Herts SG1 3BG
Proposal : Minor root pruning to distal roots to 1no Hornbeam T1 (T25) and 1 No: Yew Tree T3 (T27). Root Protection Area of 1 No: Hornbeam T2 (T26) and 1 No: Sycamore Tree T4 (T28) to be impacted by construction of new soakaway - all trees protected by TPO: 61.
Date of Decision : 08.08.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

48. Application No : 22/00650/PATELE
Date Received : 13.07.22
Location : Lonsdale Road Stevenage Herts
Proposal : Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.
Date of Decision : 16.08.22
Decision : **Prior Approval is REQUIRED and GIVEN**
49. Application No : 22/00658/COND
Date Received : 15.07.22
Location : Station Car Park North Lytton Way Stevenage Herts
Proposal : Discharge of conditions 13 (Visibility Splay) and 15 (Offsite highway improvement works) attached to planning permission reference number 21/01264/FPM
Date of Decision : 19.08.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
50. Application No : 22/00660/PATELE
Date Received : 15.07.22
Location : Gunnels Wood Road Stevenage Herts SG1 2ND
Proposal : Proposed installation of a new 17m-high telecommunications monopole and 3no. ground-based equipment cabinets and ancillary development works
Date of Decision : 19.08.22
Decision : **Prior Approval is REQUIRED and GIVEN**
51. Application No : 22/00661/CLPD
Date Received : 16.07.22
Location : 25 Barham Road Stevenage Herts SG2 9HX
Proposal : Certificate of lawfulness for a single storey side extension
Date of Decision : 29.07.22
Decision : **Certificate of Lawfulness is APPROVED**

52. Application No : 22/00665/FP
Date Received : 18.07.22
Location : Highfield Court Stevenage Herts SG1 5EH
Proposal : The refurbishment of an existing roof terrace to provide improved amenity space to include; new bi-fold doors, wheelchair accessible door with mobility threshold to communal living space, new external platform lift, new permeable resin bound paving and footpaths and improved balustrades and handrails to terrace and stairwells
Date of Decision : 17.08.22
Decision : **Planning Permission is GRANTED**
53. Application No : 22/00667/HPA
Date Received : 20.07.22
Location : 58 Eliot Road Stevenage Herts SG2 0LL
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.00m for which the maximum height will be 4.00m and the height of the eaves will be 3.00m
Date of Decision : 15.08.22
Decision : **Prior Approval is NOT REQUIRED**
54. Application No : 22/00677/COND
Date Received : 23.07.22
Location : Land Adjacent To 108 Oaks Cross Stevenage Herts SG2 8LT
Proposal : Discharge of Condition 20 (Site management plan) attached to planning permission reference number 21/01204/FPM
Date of Decision : 15.08.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

55. Application No : 22/00679/NMA
Date Received : 25.07.22
Location : Stevenage Borough Council Depot Cavendish Road Stevenage Herts
Proposal : Non Material Amendment to planning permission 20/00692/FP for Alteration of Glass Waste bay width from 6200mm to 7555mm
Date of Decision : 04.08.22
Decision : **Non Material Amendment AGREED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.