

STEVENAGE BOROUGH COUNCIL**PLANNING & DEVELOPMENT COMMITTEE
MINUTES****Date: Wednesday 12 July 2017****Time: 6:30 pm****Place: Council Chamber, Daneshill House, Danestrete, Stevenage**

Present: Councillors: D Cullen, (Chair), M Downing, (Vice Chair),
L Briscoe, L Chester, J Fraser, M Gardner, L Harrington,
G Lawrence, J Lloyd, M McKay, A McGuinness and M Notley

Start/End Time: Start Time: 6:30 pm
End Time: 7.00 pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors D Bainbridge and R Broom.

There were no declarations of interest.

2. MINUTES – 13 JUNE 2017

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 13 June 2017 are approved as a correct record and signed by the Chair.

3. APP REF: 17/00337/AD – 1A THE GLEBE, STEVENAGE

The Committee considered an application for the erection of a public notice board on the highway pedestrian area to the front of 1 The Glebe. The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Senior Planning Officer gave an introduction to the Committee and advised that there had been no comments or representations received in response to the application.

In relation to the impact on visual amenity, due to the size and construction of the free standing sign, it was considered that it would not have a detrimental impact on the visual amenities of the surrounding area. The sign would have to be well maintained to ensure that its visual impact was acceptable over time which would be achieved through the imposition of a condition.

Members sought clarification with regard to public safety. Officers advised the Committee that the sign had been positioned back from the main thoroughfare and would not impede pedestrians in any way. The proposal was also considered to be acceptable in highway terms as the sign was non-illuminated and was set back from the edge of the highway.

It was **RESOLVED**:

That Advertisement Consent be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

‘Sign Specification; Site Location Plan; ES133’

2. This consent shall be for a limited period only, expiring five years after the date of this notice and on or before that date the advertisements shall be removed and the buildings/land restored to its former condition.

3. (A) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitles to grant permission.

(B) No advertisement shall be sited or displayed so as to:-

- i) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- ii) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- iii) Hinder the operation of any device used for the purpose of security of surveillance or for measuring speed of any vehicle.

(C) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(D) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(E) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

4. APP REF: 167/00844/OP – 24SHACKLEDELL, STEVENAGE, SG2 9AE

The Committee considered an application for outline planning permission for the erection of 1 no. three bedroom dwelling and 5 no. parking spaces following demolition of the garage blocks and replacement parking. The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

Members noted that if the outline application was approved, matters pertaining

to appearance and landscaping would be dealt with under a reserved matters application.

The Committee was advised that a number of representations had been received relating to lack of consultation, loss of the garages, out of character in the area and highway safety. It was noted that the Highways Authority had raised no objections to the proposal.

Officers reported that the main issues for consideration in the determination of the application were its acceptability in land use policy terms, impact on the appearance of the area, impact on residential/neighbouring amenities and means of access/loss of garages/parking. In relation to the proposed demolition of the 6 garages, advice from the Council's Garages Section was that all 6 had been vacant since October 2013 and there had been no requests or enquiries to use them.

Members were advised that the proposal was considered to be a residential windfall site on previously developed land and whilst the proposal would result in the loss of existing garaging and a public parking area, adequate parking provision for the proposed dwelling was considered to be provided. The development of one dwelling on the site could be accommodated without detriment to the character and appearance of the area and without adversely affecting residential amenity.

It was **RESOLVED**:

That outline 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:

542-C-028 70 D
- 2 Approval of the details of the appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of any part of the development.
- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 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 Prior to the commencement of the development hereby permitted the replacement on-street car parking as shown on drawing number 542-C-028 70 D shall be provided at the site and shall thereafter be permanently retained.
- 7 No development shall commence until full details of the treatment of all boundaries at the site including details of any walls, fences, gates or other means of enclosure have been 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 dwellings are occupied.

4. INFORMATION REPORT – APPEALS / CALLED IN APPLICATIONS

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

5. INFORMATION REPORT – DELEGATED DECISIONS

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

6. URGENT PART 1 BUSINESS

None.

7. EXCLUSION OF PRESS AND PUBLIC

Not required.

PART II

8. URGENT PART II BUSINESS

None.

CHAIR