

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Tuesday, 5 December 2017

Time: 6.30 pm

Place: Council Chamber

Present: Councillors: David Cullen (Chair), Michael Downing (Vice-Chair)(Vice Chair), Lloyd Briscoe, Rob Broom, Laurie Chester, James Fraser, John Lloyd, Andy McGuinness, Maureen McKay and Margaret Notley

Start / End Start Time: 6.30 pm
Time: End Time: 7.20 pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were submitted on behalf of Councillors Bainbridge, M Gardner, Harrington and Lawrence.

There were no Declarations of Interest

2 MINUTES - 31 OCTOBER 2017

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 31 August 2017, are approved as a correct record and signed by the Chair subject to the following amendment:

Item 6 – Fujitsu Services, Cavendish Road. Additional word “not” to be included in Condition 5 to read:

‘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.’

3 THE MARCH HARE, BURWELL ROAD, STEVENAGE

The Committee considered an application for the erection of 6no two bedroom and 9no one bedroom flats with associated parking.

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

The Principal Planning Officer gave an introduction to the Committee.

The Chair then invited Mr Simon Norwood, objector to the scheme and owner of 10a Burwell Road to address the Committee. Mr Norwood's objections related to the blockage of direct daylight and sunlight to his property, the overbearing size of the proposed building and that the building would be built up to the boundary line which would cause overlooking of his property. Mr Norwood submitted an additional plan which was tabled for the Committee to consider that showed the impact on his property.

The Chair then invited Dave Wells, Housing Development Officer at Stevenage Borough Council and applicant for the development to address the Committee. He advised of the severe shortage of affordable housing of this type in the Town and the fact that the Council was unable to provide a five year supply of deliverable housing sites. The affordability of rents in the Town was also a major issue for the Council.

The Chair thanked Mr Norwood and Dave Wells and invited the Principal Planning Officer to continue.

The Committee then received an oral and visual presentation on the application.

In relation to the impact on neighbouring amenity, although it was recognised that the proposal would have an impact on no's 10a and 10b Burwell Road, it had been designed to avoid any habitable room windows in its facing side elevation. With regards to the overbearing impact on no 10a, it was recognised that the proposal would build up to the boundary of the site but it was felt that the impact would not be so detrimental as to warrant a reason for refusal.

In response to a question, Officers advised that the proposal passed the necessary 45 degree test on elevation for the relevant affected habitable windows and as such the impact on light was not duly affected.

In relation to parking provision, although the proposal was one space short of the Council's usual parking standards, given the sustainable location of the site, it was considered sufficient. It was confirmed that access to the carpark would be via the access road on Chertsey Rise.

It was **RESOLVED** that planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement or unilateral undertaking to secure / provide financial contributions towards:-

- The provision of 25% affordable housing;
- Primary education and youth services;
- The improvement of outdoor sports provision;
- The provision of a contribution towards children's play space and the relevant open space maintenance sum;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 211A, 212, 213, 214A, 215A and 219.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the relevant privacy screens for the side of the balconies. Development shall be carried out in accordance with the approved details.
- 4 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The approved landscaping scheme 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.
- 5 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.
- 6 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.
- 7 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.

- 8 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.
- 9 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
- 10 Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 11 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be 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 new dwelling is occupied.
- 12 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.
- 13 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.

14 No development shall take place until 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 **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 I BUSINESS**

The Chair agreed to accept an urgent update from the Head of Planning and Regulatory regarding the current position with regard to the Local Plan.

The Committee was advised that the Secretary of State for Communities and Local Government had issued a hold notice on the Plan following a request from the local Member of Parliament.

Members noted that the hold notice would remain in place until the Secretary of

State had considered the issues raised by the MP which included the regeneration of the train station and the Town Centre. Officers advised that the timescale for this was not known.

7 EXCLUSION OF THE PRESS AND PUBLIC

Not required.

8 URGENT PART II BUSINESS

CHAIR