

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Tuesday, 6 February 2018

Time: 6.00 pm

Place: Council Chamber - Council Chamber

Present: Councillors: Michael Downing (Vice Chair in the Chair), Rob Broom, Laurie Chester, James Fraser, Michelle Gardner, Liz Harrington, Graham Lawrence, John Lloyd, Andy McGuinness, Maureen McKay and Margaret Notley

Start / End Time: Start Time: 6.30pm
End Time: 6.45pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors L Briscoe and D Cullen.

The Vice-Chair asked that the best wishes of the Committee be conveyed to the Chair, Cllr Cullen following his recent fall.

There were no declarations of interest.

2. MINUTES - 5 DECEMBER 2017

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 5 December 2018, are approved as a correct record and signed by the Chair.

3. 371 BROADWATER CRESCENT, STEVENAGE

The Committee considered an application for the erection of a single storey front extension.

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. The Committee was advised that the main issues for consideration were the impact of the development on the character and appearance of the area and upon neighbouring amenity.

In relation to character and appearance of the area, the extension was of a size and design proportionate to the size of the parent property and in keeping with the style of the row of terraces in the wider area.

Officers advised that by virtue of the siting and separation, the extension would not cause an overbearing impact or cause undue loss of outlook for the neighbouring properties.

It was **RESOLVED**:

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: 542H-C-010-001 Existing Floor Plans, 542H-C-010-002 Existing and Proposed Elevations, 542H-C-010-003 Proposed Floor Plans.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the external surfaces of the single storey front extension hereby permitted shall match the materials used in the construction of the original dwelling to the satisfaction of the Local Planning Authority.

4. **4 BURYMEAD, STEVENAGE**

The Committee considered an application for authorisation to serve an enforcement notice in respect of an unauthorised fence.

The Development Manager gave an introduction to the Committee.

The Committee was advised that due to the height of the fence, the impact upon the visual amenities of the area and the implications for pedestrian and highway safety, the owners had been advised to either remove the last panel located perpendicular to the highway and the one parallel with the frontage along with the supporting posts or reduce these to 1m in height.

It was **RESOLVED**:

1. That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation, and subject to an appointed solicitor by the Council being satisfied as to the evidence, requiring the reduction in height of the last fence panel located perpendicular to the footpath and the fence panel running parallel to it along with the associated fence posts be reduced in height to 1m. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
2. That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary, including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.

3. That in the event of any appeal against the Enforcement Notice, the Assistant Director of Planning and Regulation be authorised to take any action required to defend the serving of the Enforcement Notice.

5. **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

7. **URGENT PART I BUSINESS**

None.

8. **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

9. **URGENT PART II BUSINESS**

None.

CHAIR