

**STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday 13 October 2015

Time: 18.30 p.m.

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

Present: Councillors D Cullen (Chair), M Downing (Vice Chair), D Bainbridge, R Broom, M Gardner, G Lawrence, M McKay, G Snell and P Stuart.

Also present: Councillor R Parker CC

Started at: 18.30pm

Ended at: 19.25pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors L Chester, J Fraser, E Harrington and J Lloyd CC.

The Chair informed Committee that additional papers in relation to Item 3 – Land adjacent to 88 Marlborough Road, Stevenage had been circulated and allowed Members sufficient time to consider these papers before the commencement of the meeting.

Councillor P Stuart declared a personal interest in Item 3 and did not participate in the debate nor in the voting of this item.

2. MINUTES – 15 SEPTEMBER 2015

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on Tuesday 15 September 2015 be approved as a correct record and signed by the Chair.

3. APP REF: 15/00316/FP – LAND ADJACENT TO 88 MARLBOROUGH ROAD, STEVENAGE

The Committee considered an application involving the erection of 3no four bedroom dwellings with garages, associated parking, external works and new vehicular access.

The Planning Officer gave an oral and visual presentation to the Committee and advised that the issues for consideration were the principle of the development in terms of land use policy; the Council's policies for residential developments; the impact on amenity and the acceptability of the access and parking.

The Chair invited Mr Stephen Redpath of 88 Marlborough Road, an objector to

address the Committee. Mr Redpath was concerned with the loss of open space as the proposal would have a direct impact on the quality of life as his property is close to the application site. Mr Redpath was concerned with the sale of the land to developers in spite of resident's objections and that the proposal of 3 dwellings on the site would result in additional traffic in the area, thereby affecting highway safety. Mr Redpath noted that the proposal would further compound issues around the drainage/flooding/sewer systems presently being experienced in the area. Mr Redpath also raised concerns with the development being sited in close proximity to his property as it would affect his sunlight.

The Chair thanked Mr Redpath and invited Councillor R Parker to address the Committee. Councillor Parker indicated that in his capacity as a County Councillor, he had received a number of objections. Councillor Parker was concerned with the close proximity of the application site to the residents of 88 Marlborough Road, as it would impact on their amenity and that designs of the new dwellings would be out of character to the existing dwellings in Marlborough Road.

The Chair thanked Councillor Parker and invited the Officer to continue with the presentation.

With regards to land use policy, Members were advised that the principle of residential development within urban areas is set out in both national and local plan policy. Members were reminded that although the number of dwellings proposed under the current application has been increased from two to three, the principle of developing the land had already been agreed under the Outline Permission and thus formed a material consideration. Members were informed that Policy H7 of the adopted local plan deals with the assessment of windfall housing sites and that there needs to be justification for the proposal to be considered as an exception against Policy H7. The Officer also advised that the site layout provided with the application demonstrates that three dwellings could be introduced on this area of land and would respect the general character of the surrounding neighbourhood. The Officer indicated that a strong material consideration was the Council's inability to provide a 5 year supply of deliverable housing.

On the impact of the proposal on the appearance of the area, the meeting was advised that the continuation of this row with a further three detached dwellings is not considered to be harmful to the character of the area and also the bay window detail and hipped roof garage/side feature although different in context, these additions were not considered to be of harm to the appearance and amenity of the area.

With regards to the impact on amenity, the Officer advised that the proposed plot and garden sizes for each dwelling are above the Council's recommended standards and that the siting and orientation of the properties is such that new and existing properties would not suffer loss of privacy or overlooking. The Officer advised that with regards to loss of light, this had been assessed and not considered to be of sufficient harm to warrant a refusal of planning permission.

On the issue of parking, Members were advised that the number and sizes of the parking spaces proposed conforms to HCC design standards and the level of parking also meet the Council's Parking SPD 2012. Members were informed that HCC highways have confirmed that the proposed development would not have an adverse impact on the local highway network and that vehicle to vehicle inter-visibility and

pedestrian is achievable and complies with levels of visibility found in Manual for streets.

Members were informed that HCC as the Local Highways Authority have raised no objections to the proposed access and that the 2.75m wide access is sufficient to serve the three new dwellings and that subject to conditions, the new access and its visibility meets the required highway standards.

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: 1844-4A Site location plan and proposed layout plan; 1844-2C Proposed elevations and floor plans plot 2; 1844-3B Proposed elevations and floor plans plots 1 & 3; 2634/1 Topographical survey.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The development hereby approved shall be constructed using the external materials as listed in the 'Schedule of External Materials and Landscaping', unless otherwise agreed in writing by the Local Planning Authority.
4. The hard and soft landscaping approved shall be carried out in accordance with the submitted plan, drawing number 1844-4A Proposed site layout plan, external works and landscaping, and in conjunction with the 'Schedule of External Materials and Landscaping' unless otherwise agreed in writing by the Local Planning Authority. All hard surfacing comprised in the details of approved landscaping shall be carried out within three months of the first occupation of the building(s) or the completion of the development, whichever is the sooner.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or the completion of the development whichever is the sooner.
6. No tree shown on the approved landscaping plan 1844-4A, shall be cut do uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.
7. 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.
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. Within the areas of protective tree fencing as identified on drawing number 1844-4A there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
10. 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 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
11. The new driveway and parking area shall not be brought into use until the proposed access has been constructed to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction. The development shall not be brought in to use or occupied until the proposed access, driveway and parking areas are completed.
12. Before the access is first brought into use 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained to 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 metre into the site and 0.65 metre along the highway boundary, therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level.
13. The access shall be 2.75 metres wide.
14. The access and driveway shall be constructed in accordance with the details as submitted on drawing number 1844-4A and in conjunction with the 'Schedule of External Materials and Landscaping'.
15. Prior to the commencement of the development hereby permitted details of the arrangements for construction workers to park their vehicles on the site during the period of construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details as approved.
16. Notwithstanding the provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting this Order) the garages hereby permitted shall not be converted in any form, to the subsequent loss of parking spaces unless permission is granted on an application made to the Local Planning Authority.

4. APP REF: 15/00451/FP – AVC, BESSEMER DRIVE, STEVENAGE SG1 2 DT

The Committee considered a change of use of building from Use Class B1 (Business) and B8 (Storage and Distribution) to Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution).

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised that the issues for consideration were the acceptability of the proposal in land use policy terms; the adequacy of parking provisions and highway implications.

With regards to the land use policy, Members were informed that the application site

is designated within the Gunnels Wood Employment Area where polices E2 and E4 of the Stevenage District Plan Second Review 1991-2011 adopted 2004 apply. He also stated that the National Planning Policy Framework 2012 (NPPF) requires that planning systems do everything it can to support sustainable economic growth, and this proposal would assist in bringing the vacant building back into economic use and generate 50 new jobs.

On the parking provision, Members were advised that there are presently 105 car parking spaces allocated to the site and the proposal does not propose to change the number of car parking spaces but seeks to use the existing floor space as the proposed change of use to the mixed Use of classes B1, B2 and B8 would not have a different parking requirement to the existing use.

In terms of highway safety, the Officer advised that the vehicle to vehicle inter visibility from the existing egress is of sufficient standard due to the combined verge and footway which offers a wider envelope of visibility.

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: 1506-ST-003; 1506-ST-004; 1506-ST-005; 1506-ST-06.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

5. APP REF 15/00469/LB & 15/00495/FP – WAR MEMORIAL, BOWLING GREEN, STEVENAGE, HERTS

The Committee considered the erection of new decorative railings on existing kerb of Stevenage War Memorial.

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised that the main issue for consideration were the acceptability of the proposal in land use policy terms; impact upon the listed building; impact on the character and appearance of the Conservation Area and impact upon neighbouring amenities.

With regard to land use policy, Members were advised that the War Memorial given its location is defined to fall within a designated area of structural open space and accordingly regard must be given to Policy TW2 of the adopted local plan. The Officer stated that due to the siting of the proposed railings, the built form of the War Memorial would not encroach onto the structural open space.

On the impact of the proposal upon the listed building, Members were advised that listed building consent would be required because the railings would be attached to the base of the War Memorial and therefore, planning permission would be required as the proposal would involve development with the curtilage and creates a means of enclosure around a listed building. In terms of design, the Officer advised Members that the proposal, due to its design, would not have a detrimental impact on the character and appearance of the Listed Building.

Turning to the proposals impact on the conservation area, the Officer noted as there were properties which front onto Bowling Green and along the High Street which have metal railings located outside their properties this would be an incongruous feature within the context of the wider conservation area.

In response to a question on the need to erect railings when most war memorials do not have enclosure, Officer advised that this was a request from the British Legion to contain the floral tributes when laid down on the Memorial and it would create a barrier so that members of the public going onto the Memorial itself.

With regard to the impact on residential amenities, the Officer advised that the nearest residential properties are located around approximately 28m from the War Memorial and that given its siting, design and scale it would not affect the amenities of nearby residential properties.

It was **RESOLVED** that:

A) 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: PS/SM/22 A; PS/SM/23 A
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

B) Listed Building Consent be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PS/SM/22 A; PS/SM/23 A
2. The works for which consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

6. APP REF 15/00518/AD – HAMPSON PARK, WEBB RISE, STEVENAGE

The Committee considered the erection of 1 no 6m high flagpole.

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised that the main issue for consideration were the visual impact of the proposal and public safety.

Members were advised that according to the NPPF, advertisements should be subject to control only in the interest of amenity and public safety. The Officer stated that although there were currently no adverts or signage of this type, the flag pole and associated flag relate specifically to Hampson Park in which it is located, promoting the fact that the Park has won an award and as such is considered to be an appropriate feature. He also indicated that the flag pole would be set against the backdrop of the existing mature trees and would not appear as an incongruous feature.

The Officer noted that in assessing the impact of the proposal on public safety, regard need to be given to the effect of an advertisement upon the safe use and operation of any form of traffic or transport on land. Members were advised that the flag would not impede on pedestrians in anyway as it is to be sited away from the children's play area and positioned against the backdrop of the existing mature trees. Members were informed that HCC, do not consider the proposal to have a significant impact on Webb Rise, so acceptable in highway terms.

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:

'Location of Flag' and 'Flag Details'

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.

7. INFORMATION REPORT – APPEALS

None

8. INFORMATION REPORT – DELEGATED DECISIONS

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

9. URGENT PART 1 BUSINESS

None

10. EXCLUSION OF PRESS AND PUBLIC

Not Required

PART II

11. URGENT PART II BUSINESS

None

Chair