

REVISED MINUTES IN RELATION TO ITEM 3 AGREED AT THE MEETING ON 19 JULY 2016 – TO INCLUDE LISTED BUILDING CONSENT AND CONDITIONS

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

Date: Tuesday 1 March 2016

Time: 18.30 p.m.

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

Present: Councillors D Cullen (Chair), M Downing (Vice Chair), R Broom, L Chester, J Fraser, M Gardner, E Harrington, G Lawrence, J Lloyd CC, M McKay and G Snell.

Started at: 18.30pm

Ended at: 19.20pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors D Bainbridge and P Stuart.

The Chair informed Committee that additional papers in relation to Item 3 – Former John Lewis Warehouse, Cavendish Road, Stevenage had been circulated and allowed Members sufficient time to consider it before the commencement of the meeting.

2. MINUTES – TUESDAY 8 DECEMBER 2015

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on Tuesday 8 December 2015 be approved as a correct record and signed by the Chair.

3. APP REF: 15/00702/FPM & REF: 15/00703/LB – FORMER JOHN LEWIS PLC, CAVENDISH ROAD, STEVENAGE

The Committee considered an application regarding change of use of the existing warehouse from Use Class B8 (with associated Use Class B1) to sui generis use as a Warehouse Club, including tyre installation and sales together with external alterations, partial demolition and redevelopment, car parking, landscaping and access. Also to consider listed building consent for internal and external alterations, including associated demolition works, to facilitate the change of use of the building from Use Class B8 (with associated Use Class B1) to a Warehouse Club (Use Class Sui Generis).

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; impact on the listed building; impact on visual amenity, impact on residential amenities; parking provision; means of access and highway safety; trees and landscaping; impact on the environment; ecological impacts and development and flood risks. The Senior Planning Officer informed Members that conditions 10,11 and 19 had been amended to reflect issues around the Travel Plan, site Floor area and Access into the site.

The Chair invited Mr Philip Woodward, an objector to address the Committee. Mr Woodward informed the Committee that he was concerned that the report was more in line with Costco's expectation and disregarded traffic and pollution concerns raised by residents of Angotts Mead. Mr Woodward was concerned that residents of Angotts Mead had not been adequately notified or provided with a sufficient period of consultation despite its close proximity to the scheme. Finally Mr Woodward stated that the siting of a warehouse retail outfit was contrary to the vision envisaged for Gunnels wood as a place of innovation and technology.

The Chair thanked Mr Woodward and invited Miss Sally Miles of Dalton Warner Davis and Mr Ian Dix of Vectos, a Transport Planning Specialists on behalf of the applicant to address the Committee. Mr Dix informed the Committee that site is not located on a green site, and lies within a sustainable location, that the application has been supported by detailed transport plans which addresses traffic concerns. Miss Miles informed Committee that Costco is unique as it supports a spectrum of retail and business sectors allowing some 'public' membership for an annual fee and ensure employment opportunities for over 160 persons immediately and rising to 250 jobs in the next 5 years. Furthermore she informed Members that the change in use of a grade 2 listed building would be regarded as a positive thing for Stevenage.

The Chair thanked both Miss Miles and Mr Dix and invited Councillor S Taylor to address the Committee. Cllr Taylor reiterated the concerns raised by the objectors such as the levels of consultation, traffic concerns and the impact of the proposal on the amenity of the residents.

The Chair thanked Councillor Taylor and invited the Senior Planning Officer to continue with his presentation.

The Committee were advised that site is within the Gunnels Wood Employment Area as defined by Policy E2 of the Stevenage District Plan Second Review 1991-2011 and that Policy E4 sets out acceptable uses in employment and that the proposed development seeks to provide a Costco wholesale warehouse club which is defined as 'Sui Generis' under the Town and Country Planning (Use Classes) Order 1987.

Members were advised that as John Lewis were currently seeking to discontinue operations from the application site, the proposed development would ensure that the site remains in operation and not left in a state of disrepair and also the scheme would be providing employment opportunities for the local work force. Members were advised that given the amount of benefits which would be generated, the proposed change of use of the site to create a Wholesale Warehouse Club accords with one of the fundamental aims of the NPPF (National Planning Policy Framework) which is to contribute towards building a strong and responsive and competitive economy.

On the retail impact of the proposal, Members were informed that the applicant had submitted a Planning and Retail Statement which contains a significant amount of

technical information regarding the suitability and availability of alternative sites. In considering the suitability of alternative sites, Members were advised that a sequential test had been undertaken and that this site fits the requirement for the type of business model of a large warehouse and car parking, which other sites could not fulfil.

Members were advised that considering Costco was not a retailer business but a membership club, the level of trade diversion from neighbouring town centres such as Welwyn Garden City, Hitchin, St Albans and Letchworth Garden City would be modest. The Senior Planning Officer also indicated that the proposal would not have a significant adverse impact on the town centre, particularly as the town centre is considered to be reasonably healthy.

On the impact of the proposal on the listed building, Members were advised that the proposed development seeks to retain the historic core of the building (low bay and high bay warehouses), encompassing the key historic features such as the hypars, and that any planned alterations or demolition removal within or outside the fabric of the building would not have a detrimental impact as it would not include any part of the historic fabric of the building.

With regards to the impact of the proposal on the visual amenity, Members were advised that although the proposal seeks to demolish the modern extensions and accretions attached to the historic core of the warehouse, the character and appearance of the listed building would be enhanced. The Officer also stated that the removal of the extensions and additions, combined with the exposure of the hypars and the façade improvements to the existing building would not have a detrimental impact on the visual amenities of the area.

With regard to the impact on neighbouring amenity, the Officer advised that the proposal is located within an established employment area and 50m to the south-west of the nearest residential property which is no. 9 Angotts Mead. The Officer informed the meeting that hours of operation could be controlled by way of conditions in order to restrict the opening times of the warehouse and as the service area is to be situated at the southern end of the application site which is further away from the residential area, it moves the noisy activities away from the residential area of Angotts Mead. The Officer also advised that the Environmental Health Officer has advised that the proposed development would not generate an unacceptable level of noise, however to mitigate noise levels concerns during construction, it has been recommended that conditions be imposed to control the hours of construction.

On the issue of parking provision, the Officer advised that the application proposes to provide 611 car parking spaces comprising 537 member spaces, 14 disabled spaces, 60 employee spaces and 30 cycle parking spaces. Members were informed that as Council does not have a set of standards for wholesale warehouse in the adopted Parking Standards SPD (2009), it would be appropriate to base the parking provision on the operation of the user. Furthermore as the immediate area has parking restrictions in place, this would prohibit any parking on the adjoining highway and therefore no overspill parking out onto the neighbouring highway.

With regards to access and highway safety, the meeting was advised that the application site currently has four access points, two of which are located on Cavendish Road and two located on the A1072 Gunnels Wood Road which is a dual carriageway and that the proposal seeks to alter both the southern access and

northern access, the former being widened from 12m to 39m as the service yard for the proposed wholesale warehouse is to be located at the southern end of the site. and that the northern access point on Gunnels Wood Road, would be altered and re-designed to a traffic controlled crossing taken off the of the side arm of the junction. The Officer also stated that the access point would be utilised by trade and general members of the warehouse in order to reduce any conflict with articulated vehicles servicing the site using the southern site.

Members were informed that in assessing traffic generation, the applicant transport consultant had produced a transport assessment which incorporates details of proposed traffic generation for weekdays and weekends and that the traffic generation figures were based on surveys which had been carried out at other Costco sites such as Farnborough which is comparable to Stevenage in terms of local population and socio-economic characteristics. On concerns of the impact of the proposal on adjoining local highway and its impact on roundabout junctions, the Officer advised that this had been assessed using LinSig, a design and assessment tool for traffic signal junctions and urban networks. Meeting was advised that Hertfordshire County Council (HCC) as the highway authority, have no objections and consider the proposed development as not generating any major capacity or queuing problems on the local network.

With regards to highway safety, the Officer advised that HCC as the highway authority have confirmed that the development is unlikely to exacerbate existing accident concerns, and has recommended further highway improvements on the two junctions, which is to secured by way of S106 agreement.

With regards to the removal of trees, the meeting was advised that a proposed landscaping scheme had been submitted which would help soften the appearance of the application site and help improve the visual amenities of the wider area. Members were informed that given the extensive soft landscaping being proposed, conditions requiring the landscaping to be planted in accordance with the submitted plans and requiring trees, shrubs or planting damaged, destroyed or dies be replaced and the protection of those existing trees which are to be retained be imposed.

On the impact of the proposal on the environment, the meeting was advised that Council's Environmental Officer have recommended a condition be imposed stipulating that if the ground is to be broken a phase one investigation desk top study be undertaken as there was potential for contaminants on-site asbestos within the existing building as it is currently operating as a warehouse. On concerns of pollution raised by residents and in particular with the health of children at Woolenwick School, the Officer advised that review of the nearest monitoring stations by the Council's Environmental Officer Council has shown that nitrous oxide levels were not at levels which should adversely affect the health of local residents.

With regards to the ecological impact of the proposal, the meeting was advised that as the development site was of considerable distance from any designated site, it would be of minimal impact and that a Phase 1 Habitats survey undertaken by the applicant has confirmed that there were no protected species such as birds, flora, invertebrates, mammals and reptiles within the application site .

Members were informed that although the site is located within Flood Zone 1, defined as land having less than 1 in 100 annual probability of flooding, the applicant has provided a Sustainable Urban Drainage Strategy which ensures that the proposed car

parking areas would be constructed from a porous surface in order to allow surface water to drain freely into the aggregate below with an impervious membrane .

In response to concerns about the impact of the proposal on traffic levels and highway safety, the DM Manager (Planning) of Hertfordshire County Council Highways informed Members that HCC had no objections. The DM Manager acknowledged that although the proposal would lead to some increase in traffic especially during certain times, this could be mitigated through planning obligations for highway safety and improvement works. He also noted that HCC had recommended further highway improvements on the two junctions which is to be secured by way of S106 Agreement.

In response to a question on guarantees from the applicant on employment opportunities for local people, Members were advised that the applicant had submitted as part of the application process, a Skills, Training and Employment Plan which commits to adopt local labour and employment initiatives.

It was **RESOLVED** that subject to no further materially different objections to those already received when the departure notice expires on 10th March 2016, then planning application reference 15/00702/FPM be GRANTED subject:-

- A) To no intervention from the Secretary of State for Communities and Local Government following reference of the application under the Town and Country Planning (Consultation) (England) Direction 2009;
- B) To the applicant having first entered into and completed a S106 legal agreement to secure/provide financial contributions towards:-
 - Secure the following operational controls in order to define the planning use:-
 - Both parties to the agreement acknowledge that the application is proposed on the basis that at least 65% of annual turnover will be to trade members of the warehouse club and therefore no more than 35% to individual members.
 - The warehouse club will restrict itself to approximately 4,000 different stock items.
 - Those items will be aimed primarily at the Trade members and will mainly consist of items packaged in institutional packs or multi packs or of an institutional quality.
 - The agreement acknowledges that the use of the warehouse club as a Class A1 shop would amount to development requiring planning permission.
 - An annual membership system is to be operated, requiring the payment of a fee and goods can only be bought by members in possession of a membership card which includes a photograph of themselves and their signature; membership cards will be checked on entry to the warehouse club and at the checkout.

- Warehouse Club to operate in accordance with stated use, as described in the document “Costco Membership Warehouse Club - its Philosophy and Operation”.
- Submission of a Skills, Training & Employment Plan committing to adopting local labour and employment initiatives and not to occupy the development until the Plan has been approved.
- Financial contributions towards:-
 - £20,000 to improve existing bus stops in the near vicinity of the site with the provision of new shelters;
 - £100,000 towards improvements to facilities for cyclists;
 - £163,000 towards capacity and safety improvements at the junctions of Gunnels Wood Road/ Hitchin Road and Broadhall Way/Gunnels Wood Road.

And the detail of which would be delegated to the Head of Planning and Engineering in liaison with the Head of Legal Services.

That the proposal be subject to the following conditions:-

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

A-01-001 P5; A-01-009 P5; A-01-012 P5; A01-013 P5; A01-014 P5; A01-015 P5; A01-016 P5; A01-017 P5; A01-021 P5; A01-022 P5; A01-024 P5; A02-011 P5; A02-012 P5; A02-013 P5; A03-010 P5; A03-011 P5; A03-012 P5; A04-011 P5; A-04-012 P5; A04-013 P5; A05-011 P5; A05-12 P5; A20-000 P5; A20-001 P5; A20-002 P5; A27-001 P5; A68-001 P5; W1958 1001 C; Vertical Tree Protection Fencing; 701; W1958 S101 A; 2776/PL1 A; 2776/PL2; 2776/PL3; 2776/PL4; 2776/PL5 A.

2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

3 No development, including site clearance or demolition works, shall commence until 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. The development shall be carried out in accordance with the approved details.

4 No development, including site clearance or demolition works, shall commence until a survey has been carried out to identify the presence of any asbestos on site which is to be submitted to and approved in writing by the Local Planning Authority. Any asbestos that is found must be removed using recognised safe methods and carried out by a licensed contractor.

5 No development, including site clearance or demolition works, shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. This shall include measures during the construction process to minimise the amount of dust generated, minimise the amount of noise generated, to prevent mud, soil and other materials from the site being deposited on the highway, detailed construction methods and a Site

Waste Management Plan (SWMP) to detail how waste materials generated as a result of the proposed demolition and/or construction methods shall be disposed of, and detail the level and type of soil to be imported to site as part of the development. The approved Code of Construction Practice shall be implemented in full for the full duration of the construction activity relating to this permission at this site.

6 No development, including site clearance or demolition works shall commence until a methodology for the screening or enclosure of plant and machinery to be used during the construction period has been submitted to and approved by the Local Planning Authority. The siting of plant and machinery shall be away from noise sensitive areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between works. The Plant and machinery enclosure shall be provided in accordance with the approved details.

7 No development, including site clearance or demolition works shall commence until full details of a construction management plan for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The construction project shall thereafter be carried out in complete accordance with the approved construction management plan unless otherwise agreed in writing by the Local Planning Authority. The plan shall include details of the following elements:

- a) hours of construction operations including times of deliveries and removal of waste;
- b) site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
- c) access and protection arrangements around the site for pedestrians, cyclists and other road users;
- d) the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- e) screening and hoarding details;
- f) end of day tidying procedures.

The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

8 If there is to be ground broken a phase one investigation desk top study should be undertaken. Should anything be identified from this study further investigations will be required and a report produced and submitted to and approved in writing by the Local Planning Authority. This investigation and assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,

- ecological systems.

9 No development including site clearance or demolition works shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

10 Prior to the occupation of the development, a detailed Travel Plan in accordance with the Framework Travel Plan attached to the Transport Assessment (Prepared by Vectos, November 2015) with the object of reducing travelling to the development by private car shall be submitted to and approved in writing by the Local Planning Authority. The applicant should then implement the approved travel plan upon first occupation of the development and thereafter, maintain and develop the transport plan to the satisfaction of the Local Planning Authority.

11 The building hereby permitted shall have a maximum total floor area of 14,429 sq.m plus a mezzanine of 115 sq.m. The mezzanine floor shall only be used for service plant for not for the sale of any items/products.

12 Prior to the occupation of the development, the cycle storage facilities as detailed on drawing number A-02-011 P5 shall be installed and constructed to "Sheffield Standard" and thereafter, permanently retained.

13 No development, including site clearance or demolition works, shall commence until the trees as specified on drawing number 701 (Arboricultural Impact Assessment, prepared by RPS) to be retained on the site have been protected by fencing in accordance with the vertical tree protection fencing, Landscape Statement (prepared by Landscape and Architects & Environmental Consultants, dated February 2016) and drawing number 701. The protective fencing shall be retained during the demolition and construction phasing of the development.

14 Within the areas to be fenced off in accordance with condition 13, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soils, temporary buildings and machinery.

15 The hard and soft landscaping shall be carried out in accordance with the submitted Landscape Statement (prepared by Landscape and Architects & Environmental Consultants, dated February 2016) and drawing numbers W1958 1001 C (Landscaping Scheme), A-02-012 P5 (Propose Site Layout Hard 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.

16 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.

17 No tree shown on the approved soft landscaping plan W1958 1001 C shall be cut down, uprooted or destroyed, nor shall any retained tree detailed on drawing 701 be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

18 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.

19 The development hereby permitted shall not be occupied until the access, as generally shown in principle drawing 141231/A/11/A; 141231/A/16; 141231/A/15 has been designed in detail and constructed with the signalised junction at the northern access of Gunnels Wood Road to the satisfaction of the Local Planning Authority.

20 No part of the development shall be occupied until the relevant access, car parking and turning areas have been constructed, surfaced and been permanently marked out in accordance with drawing A-02-011 P5. The car parking and turning areas so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose at any time.

21 No demolition or construction works relating to this permission shall 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.

22. No waste materials generated as a result of the proposed demolition and /or construction operations shall be burned on site. All such refuse shall be disposed of by alternative methods.

23 No removal of trees, scrubs or hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.

24 The opening hours of the development hereby permitted should not exceed the following:

Monday to Friday – 10.00 to 20.30

Saturday – 9.30 to 18.30

Sunday – 11.00 to 17.00

Bank Holidays – 09.30 to 18.00

25 The development permitted by this planning permission shall be carried out in accordance with the drainage strategy prepared by Quattro Consult project number 4266 dated November 2015, and mitigation measures detailed within the drainage strategy including:-

1) Confirmation by Thames Water that the proposed discharge is accepted into the sewer network.

2) Provision of the supporting calculations behind the proposed attenuation volumes.

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.

26 The lighting scheme as detailed on drawing numbers 2776/PL1 A; 2776/PL2; 2776/PL3; 2776/PL4; 2776/PL5 A shall be carried out in accordance with these approved plans. No additional exterior lighting shall be erected without first seeking written approval by the Local Planning Authority.

and that 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:

A-01-001 P5; A-01-009 P5; A-01-012 P5; A01-013 P5; A01-014 P5; A01-015 P5; A01-016 P5; A01-017 P5; A01-021 P5; A01-022 P5; A01-024 P5; A02-011 P5; A02-012 P5; A02-013 P5; A03-010 P5; A03-011 P5; A03-012 P5; A04-011 P5; A-04-012 P5; A04-013 P5; A05-011 P5; A05-12 P5; A20-000 P5; A20-001 P5; A20-002 P5; A27-001 P5; A68-001 P5; W1958 1001 C; Vertical Tree Protection Fencing; 701; W1958 S101 A; 2776/PL1 A; 2776/PL2; 2776/PL3; 2776/PL4; 2776/PL5 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.

3. No development, including site clearance or demolition works, shall commence until 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. The development shall be carried out in accordance with the approved details.

4. APP REF 15/00729/FP & 15/00730/AD – STEVENAGE SWIMMING POOL, ST GEORGES WAY, STEVENAGE

The Committee considered an application involving the installation of ANPR cameras and the installations of 13no parking signs.

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised that issues for consideration were the impact of the proposal upon the visual amenity of the area and highway safety implications.

The Chair invited Mr Mark Ryan, an objector to address the Committee. Mr Ryan was concerned that the proposed development was contrary to Policies TR9 and T15 of the adopted Local Plan and that the installation of cameras would result in contractual issues. Mr Ryan informed the Committee that the proposal contravenes contractual agreements set out in previous planning permission, which deprives users of the swimming pool access to the car park. Finally Mr Ryan was concerned that there were issues with the technology employed by Parking Eye as there were situations where users of car parks in the Leisure Park and Roaring had been

erroneously fined for incidents of overstaying, an issue which has severe impacts on low income earners.

The Chair thanked Mr Ryan and invited Mr Darren Bicknell, Pool Manager of Stevenage Swimming Centre to address the Committee.

Mr Bicknell informed Members that the proposal would benefit users of the swimming pool and prevent the car park being misused by non-users of the swimming people. Mr Bicknell advised that the decision to replace the existing barrier with a controlled parking regime was due to the fact that the previous chip coin barrier system consistently breaking down and being vandalised making it financially and operationally unviable.

The Chair thanked Mr Bicknell and invited the Senior Planning Officer to continue with his presentation.

The meeting were advised that the proposal would have no detrimental impact on the visual amenity of the area as the ANPR cameras system themselves were limited in size and scale and installed on 5m high columns , similar in design and profile to the existing lighting columns within the Swimming Centre car park.

On the issue of highway safety, Members were informed that given the siting and position of the proposed ANPR camera, HCC as the Highways Authority have confirmed that it would not prejudice the safety and operation of the highway.

It was **RESOLVED** that

A) Planning Permission 15/00729 be GRANTED subject to the following conditions:-

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

C-0000-001 A; C-0000-003 A; C-23476-001 A; C-23476-002 A;

2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

&

B) Advertisement Consent 15/00730/AD be GRANTED subject to the following conditions:

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

C-23476-002 A; C-23476-003 A; Blue Badge Holder Sign; Patrons Register Sign; Parking Eye Signage Plan; Patrons Only Car Park Sign.

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 advertisement shall be removed and the building/land be 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 entitled 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 or surveillance or for measuring the 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.

5. APP REF: 551 LONSDALE ROAD, STEVENAGE SG1 5DZ

The Committee considered an application concerning a change of use from B1(Business) to A5 (Hot Food Takeaway) Use.

The Development Manager gave an oral and visual presentation to the Committee and advised that issues for consideration were the acceptability of the proposal in land use policy terms; the impact on the character and appearance of the area, the impact on neighbouring residential amenity and parking provision.

On the issue of land policy, the Committee were informed that the site is identified as a small neighbourhood centre in the Stevenage District Plan Second Review 1991-2011; as such policy NC2 applies.

Members were advised that although the original retail use would be lost, it is not considered that the proposed A5 use of this unit further erodes the principal shopping function of this small neighbourhood centre, as it would bring a currently vacant unit back into economic use.

With regard to the impact of the proposal on the character and appearance of the area, Members were advised that in addition to the change of use, the application seeks an extractor duct on the rear elevation which would only have a minor visual as its not visible from the public realm and only a glimpsed views would be visible from the access road to the car park.

On the impact of the proposal on residential amenity, the meeting was advised that as there is currently a residential unit above the application site, it needs to be carefully assessed, particularly with regard to noise, odour and the proposed opening hours. The Officer advised that the proposed hot food take away requires the installation of appropriate ventilation and extraction system to mitigate against any noise and odour during its use, the Council's Environmental Health department have commented that they are satisfied with the extraction details that have been provided and raise no objections. He also advised that a condition be attached to the grant of

a planning permission to restrict the opening hours.

In relation to parking, the Officer informed Members that the proposal to accommodate 5 cars is sufficient under the Council's Parking Provision Supplementary Planning Document (SDP) and that public parking is also available in the small car park adjacent to numbers 549 and 551 Lonsdale Road applicant has confirmed that

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: Site location plan, proposed ground floor plan and extraction system details.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The use of the premises for the purposes hereby permitted shall operate only between the hours of 11.00 and 23.00 Mondays to Thursdays, Sundays and Bank Holidays and 11.00 to midnight Fridays and Saturdays and at no other time.
4. Prior to the first use of the premises as an A5 takeaway, the extraction system as submitted with the application and the technical details provided shall be installed and permanently retained in good working order thereafter.

6. APP REF: 15/00771/FP – 208 YORK ROAD, STEVENAGE

The Committee considered an application regarding change of use from public amenity land to private residential land.

The Development Manager gave an oral and visual presentation to the Committee and advised that issues for consideration were the impact of the loss of the amenity land on the character and appearance of the area and impact on neighbouring amenity.

Members were informed that the land is currently in the ownership of the Borough Council and constitutes a small informal piece of open space as defined by Policy TW2 of the Local Plan.

The Development Manager advised the meeting that amenity space does not form an area of useable land but a strip of grass and concrete separating the highway from boundary of No.208 and does not serve a specific function or purpose within the community, such that its loss would be unreasonable and that large useable areas of open spaces are located within reasonable proximity in the St Nicholas area.

In relation to objectors concerns that the proposal would impact on access and egress of their garage, the meeting was advised that the use of the garage would not require manoeuvres across the amenity land and the proposed enclosure of the land, whilst in close proximity of the garage hardstand is not considered to impact on access to the garage.

It was **RESOLVED** Planning permission be GRANTED subject to the following conditions:-

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

2The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

3The approved area of land shown red on the approved site location plan shall be enclosed by timber fencing no higher than 1.8m in height unless otherwise agreed in writing by the Local Planning Authority.

7. INFORMATION REPORT - APPEALS

It was **RESOLVED** that the report be Noted

8. INFORMATION REPORT – DELEGATED DECISIONS

Noted

9. URGENT PART 1 BUSINESS

None

10. EXCLUSION OF PRESS AND PUBLIC

None

PART II

11. URGENT PART II BUSINESS

None

Chair