

ITEM:

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

Date: Wednesday 25 May 2016

Time: 18.30 p.m.

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

Present: Councillors D Cullen (Chair), D Bainbridge, L Briscoe, R Broom,
L Chester, M Downing, M Gardner, E Harrington, J Hollywell,
G Lawrence, M McKay and G Snell.

Started at: 18.30 p.m.

Ended at: 19:10 p.m.

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was submitted on behalf of Councillor J Fraser.

Councillor L Chester declared a personal interest in Item 6 as the Council representative to the Symonds Green Community Centre and indicated that she would take part in the vote.

Councillor M Downing declared a personal interest in Item 6 as a Member of the Symonds Green Community Centre Management Committee and indicated that he would not take part in the vote.

2. TO NOTE THE MEMBERSHIP AND APPOINT THE VICE CHAIR OF THE COMMITTEE

It was **RESOLVED**:

1. That the membership of the Planning and Development Committee for the Municipal Year 2016/2017 is noted.
2. That Councillor M Downing is appointed Vice-Chair of the Planning and Development Committee for the Municipal Year 2016/2017.

3. TERMS OF REFERENCE

It was **RESOLVED** that the Terms of Reference are noted.

4. MINUTES – TUESDAY 1 MARCH 2016

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development

Committee held on Tuesday 1 March 2016 are approved as a correct record and signed by the Chair subject to the correction of two typographical errors at Item 2 -

the title for Item 2 should read 'Minutes – Tuesday 8 December 2015' and not 'Minutes – Tuesday 1 March 2016' as shown.

The text for Item 2 should read 'It was **RESOLVED** that the Minutes of the Planning and Development Committee held on Tuesday 8 December 2015 are approved' and not 'It was **RESOLVED** that the Minutes of the Planning and Development Committee held on Tuesday 1 March 2016 are approved' as shown.

5. APP REF: 16/00032/FPM – MBDA UK, SIX HILLS HOUSE, STEVENAGE

The Committee considered an application involving the erection of single storey B1/B2 Use Class (Business/General Industry) unit, with associated security fence, parking and external works.

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised them that the issues for consideration were land use policy; the impact on visual amenity; impact on residential; parking provision; means of access and highway safety; the environment; flood risk; and trees and landscaping.

With regard to land use policy considerations the Committee was advised that the application site was designated within the Gunnels Wood Employment Area where policies E2 and E4 of the Stevenage District Plan Second Review applied. These were designed to protect employment within the area. Additionally policy EC4 of the Emerging Stevenage Borough Local Plan reflected policies E2 and E4. As such the proposal was acceptable under those policies.

In terms of the impact on visual amenity the plan was seen to reflect the profile, size and scale of the existing development and was therefore acceptable in those terms.

The Committee was advised that there would be no impact on residential amenity as the site was located within the established employment area of Gunnels Wood Road and the nearest residential properties were at a distance of 511 metres.

In terms of car parking provision the Committee was advised that although the application would result in a loss of 55 spaces the applicant had submitted plans to provide a further 125 spaces in an underused area of the site. This would result in a nett increase of 70 spaces and therefore met the Council's Car Parking Standards.

With regard to highway safety it was noted that no proposals were made to amend the existing access to the site. It was further noted that changes to the site layout would permit all vehicles to exit the site in a forward gear and therefore the application was deemed acceptable.

The Committee was advised that the application had exposed the potential for contamination of the site. The Environmental Health Officer had imposed conditions to mitigate any contamination following a site survey and that further conditions would apply should any contamination be revealed.

The Committee was further advised that the application had been deemed acceptable in terms of flood risk.

Finally the Committee was advised that although the application required the removal of a number of trees some replanting had been secured by means of conditions in the recommendation to the report.

In reply to a question concerning the reporting of contamination the Committee was advised that conditions required that on the discovery of potential contamination the Council should be notified via the on-site contractors and the applicant. Work would cease pending a ground investigation and a further report to the Council. The Environmental Health Officer would then work with the applicant to determine the mitigating actions to be taken. It was confirmed that it was a legal requirement for suspected contamination to be reported.

It was **RESOLVED** that planning application be GRANTED subject to the following conditions:

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

E130 B; P110 B; P115 D; P116 C; P117; P120 A; P121 A; 100 P1; 100 T4; 101 T4; S135 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 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 demolition works, shall commence until details of the security fencing which is to be erected on the site 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.
5. Prior to the commencement of development 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.

6. 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 5 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.
7. 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 historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, 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.
8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
9. 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.
10. 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.
11. The development permitted by this planning permission shall be carried out in accordance with the drainage strategy as detailed on drawing numbers 100 revision T4 and drawing 101 revision T4 dated 21st of March 2016 (prepared by GHW Consulting Engineers Ltd Civil & Structural) and the following mitigation measures as detailed within the surface water drainage strategy:
 - 1) The surface water run-off generated by top half of the site, which covers an area of 1850 m², as indicated in drawing 100 revision T4 dated 21st of March 2016, must not exceed of 12.5 l/s during the 1 in 100 year event + climate change event.
 - 2) The surface water run-off generated by remainder of the site, which covers an area of 5115 m², as indicated in drawing 100 revision T4

dated 21st of March 2016, must not exceed of 35 l/s during the 1 in 100 year event + climate change event.

- 3) A minimum attenuation volume of 157.5 m³ must be provided to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. Attenuation to be provided in permeable pavements and underground cellular storage; the drainage & external works layout prepared by GHW job no 15-2846 drawing 100 revision T4 and drawing 101 revision T4 dated 21st of March 2016.

12. Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on drawing number P117 shall be surfaced and marked out in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted.
13. Within six months of implementation of development a scheme of soft and hard landscaping and details of the treatment of all hardsurfaces shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all existing trees on the land and details showing all trees to be removed (if any) together with details of all new planting to take place including species, size and method of planting. All planting, seeding or turfing comprised in the approved details of landscaping scheme shall be carried out in the first planting and seeding seasons following the completion of the development.
14. Any trees or plants 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. APP REF 16/00227/FP – SYMONDS GREEN COMMUNITY CENTRE, FILEY CLOSE, STEVENAGE

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

Councillors L Chester and M Downing declared a personal interest in this item.

Councillor Chester remained in the Council Chamber for the item and took part in the vote.

Councillor Downing remained in the Council Chamber for the item and did not take part in the vote.

The Development Manager gave an oral and visual presentation and advised the Committee that the main issues for consideration were land use policy; impact on the character and appearance of the area; impact on neighbouring amenities and parking.

In terms of land use policy the Committee was advised that the application site was located with the large neighbourhood centre of Filey Close as designated by Policy NC1 of the adopted local plan, wherein the provision and improvement of community

facilities was encouraged. In addition Policy SC2 recognises that many of the community facilities within the town are in need of a refresh.

In terms of visual amenity it was noted that the proposed extension had been designed to integrate with the existing building and would provide an attractive frontage.

The Committee was advised that that as the nearest residential properties were at some distance to the application there would be no adverse impact on neighbouring amenities.

Finally it was noted that the applicant did not intend to increase the number of employees at the site and therefore the on-site and nearby public parking were deemed to be sufficient.

In reply to a Member's questions about the glass frontage and security the Committee was advised that security was covered by conditions within the recommendations.

In reply to a further question concerning the fencing to the site the Committee was advised that there were no plans to remove or replace the existing green metal fence.

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: 061-C-001, 061-C-003 02, 061-C-003 03, 061-C-003 04, 061-C-003 06, 061-C-003 07, 061-C-003 08
- 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 extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 No construction working 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 08:00 and 18:00 Mondays to Fridays and between the hours of 09:00 and 13:30 on Saturdays.
- 5 Prior to the first occupation of the extension hereby permitted, precise details of any security measures to be applied to the fenestration of the new extension shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall thereafter be constructed in accordance with the approved details.

7. APP REF: 16/00211/S S106 – ALDI STORES, FAIRLANDS WAY, STEVENAGE

The Committee considered Deed of Variation under S106 agreement relating to planning permission 02/00430/FP.

The Development Manager gave an oral and visual presentation and advised the Committee that the application had been made under Section 106a, part 6b of the Town and Country Planning Act (1990). The applicant sought to convert the car park to short stay only and had in fact already erected signage to that effect.

It was confirmed that the impact to the public would be negligible as a result of the change.

It was **RESOLVED** that the variation of covenants 5 and 6 (covenants by the owner) of the S106 agreement are agreed and authority is given to the Head of Planning and Engineering and the Head of Legal Services to agree the precise wording of the variation to the S106 agreement.

8. INFORMATION REPORT - APPEALS

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

9. INFORMATION REPORT – DELEGATED DECISIONS

Noted

10. URGENT PART 1 BUSINESS

None

11. EXCLUSION OF PRESS AND PUBLIC

Not required

PART II

12. URGENT PART II BUSINESS

None

Chair