

STEVENAGE BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday 19 July 2016

Time: 6:30 pm

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

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

In Attendance:

Start/End Time: Start Time: 6:30 pm
End Time: 6:50 pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors
D Bainbridge, J Fraser and G Snell.

There were no declarations of interest.

2. MINUTES – 25 May 2016

It was **RESOLVED** that the Minutes of the meeting of the Planning &
Development Committee held on Wednesday 25 May 2016 are approved
as a correct record and signed by the Chair.

3. CORRECTION TO MINUTES OF MEETING OF PLANNING & DEVELOPMENT COMMITTEE – 1 MARCH 2016

Members were advised that there had been an omission in the Minutes of
the meeting of 1 March 2016 (which had been approved as a correct record
on 25 May 2016). Concerning Minute 3 Former John Lewis PLC,
Cavendish Road, Stevenage, the following listed building consent
conditions had not been included in the resolution –

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.

It was **RESOLVED** that the revised Minutes of the meeting of the Planning and Development Committee held on 1 March 2016, that included details of the Listed Building Consent in relation to Item 3 – Former John Lewis Plc, Cavendish Road, be approved as a correct record and signed by the Chair in place of the previously approved Minutes.

4. APP REF: 16/00301/FPM – UNITS 1-5 CAXTON GATE, CAXTON WAY, STEVENAGE

The Committee considered an application seeking planning permission to change the use of Units 1-5 Caxton Gate from a B2 (General Industrial) use to a flexible B1, B2 and B8 use and the conversion of the one existing unit into five separate units as per its original construction.

The Principal Planning Officer gave an oral and visual presentation to the Committee and advised that the main issues for consideration in the determination of this application were its acceptability in land use policy terms and the adequacy of parking provision.

With regards to the land use policies the officer acknowledged that as the application site is designated within the Gunnels Wood Employment Area the proposal to provide a further mix of uses within Units 1-5 Caxton Gate is fully in accordance with policy E4 of the District Plan.

On the issue of the adequacy of parking provision it was considered that the provision of 46 spaces would leave 9 spaces per unit which was considered to be sufficient parking provision for the proposed flexible use and it was also noted that the parking spaces were existing and would not need to be created. Additionally, it was stated that the site was able to accommodate heavy goods vehicles. Given this assessment it was considered that appropriate parking provision was being made and would not be greater than the maximum standard set out in the Council's Parking Provision Supplementary Planning Document (SPD)

It was **RESOLVED** that Planning Permission be GRANTED subject to no further material representations being received by 27 July 2016 and the following conditions:

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

221.03.

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

5. INFORMATION REPORT – APPEALS / CALLED IN APPLICATIONS

None.

6. INFORMATION REPORT – DELEGATED DECISIONS

It was **RESOLVED** that the information report on officer delegated decisions be noted.

7. URGENT PART I BUSINESS

None.

8. EXCLUSION OF PRESS AND PUBLIC

Not required.

9. URGENT PART II BUSINESS

None.

CHAIR