

STEVENAGE BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday 13 September 2016

Time: 6:30 pm

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

Present: Members: D Cullen (Chair), M Downing (Vice-Chair),
D Bainbridge, L Briscoe, L Chester, J Fraser,
M Gardner, J Hollywell, G Lawrence, M McKay and
G Snell.

In Attendance:

Start/End Time: Start Time: 6:30 pm
End Time: 7.00 pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors L Harrington and R Broom

There were no declarations of interest.

2. MINUTES – 19 July 2016

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on Tuesday 19 July 2016 are approved as a correct record and signed by the Chair.

3. APP REF: 16/00469/FPM – UNITS 23 AND 24 GUNNELS WOOD PARK, GUNNELS WOOD ROAD, STEVENAGE

The Committee considered an application seeking planning permission for a change of use from B2 (Printers) to sui generis (Builders Merchants) and minor external alterations.

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, its impact on the character and appearance of the area and the adequacy of parking provision.

With regards to land use policy, the meeting was advised that the site is designated within the Gunnels Wood Employment Area where policies E2 and E4 of the Stevenage District Plan Second Review 1991-2011 adopted 2004 apply. Members were advised that the proposed use has very similar characteristics to a pure employment use and that it is only the inclusion of the ancillary sales area which defines the proposal as sui generis, thus

requiring planning permission. The Officer noted that, in this instance, the retail element of the proposal is not considered inappropriate within this designated employment area. Finally, the Officer also noted that the proposal would bring two vacant units back into economic use, it would create twenty full time jobs and would also secure the future viability of the site.

The Officer advised that the proposal also includes some minor changes to the external appearance of the building, predominantly in the shape of the warehouse door and new customer entrance. It was considered that the minor alterations would have an acceptable impact on the character and appearance of the area.

With regards to parking provision, the Officer informed the meeting that the scheme will provide 42 car parking spaces which is more than is required under the Council's Parking Supplementary Planning Document (SPD). However, as the parking already exists it was not considered to be reasonable or necessary for the applicant to reduce the amount of parking available any further. The Officer acknowledged that the two disabled car parking spaces would be retained.

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: SGWP004C, SGWP002E and SGWP005.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 Prior to the use of the building for a builder's merchant, details of secure cycle parking facilities for staff shall be submitted to and approved in writing by the Local Planning Authority. The works, as agreed, shall be carried out prior to the first occupation of the building as a builder's merchant and permanently retained thereafter.

4. PLANNING & DEVELOPMENT COMMITTEE BRIEFING: HOUSE OF MULTIPLE OCCUPATION(HMOS) AND ARTICLE 4 DIRECTIONS

The Head of Planning and Engineering updated the Committee regarding HMOs including the proposed Article 4 direction consultation from 19 September to 18 October.

Members were advised that Article 4 directions would not be applied retrospectively but all future HMOs would require ~~application~~ planning application.

In response to a question, the Head of Planning and Engineering indicated that future HMO's would be considered against planning policy.

It was **RESOLVED** that the briefing paper on HMOs and Article 4 Direction is noted.

**5. PLANNING & DEVELOPMENT COMMITTEE BRIEFING:
STEVENAGE COMMUNITY INFRASTRUCTURE LEVY (CIL).**

The Head of Planning and Engineering updated the Committee regarding Stevenage Community Infrastructure Levy.

Members were advised that the new system would allow the Council to secure developer contributions from development in their area and would be used to support growth.

The Officer informed Members that Council would be able to use anticipated CIL receipts to better plan and deliver capital infrastructure improvements.

In response to a question, the Officer advised that once CIL is in place, existing S106 must cease and S106 could only be used for site specific matters.

Members were advised that SBC would be consulting on potential CIL rates CIL and that Council was working to have it adopted by early 2018.

It was **RESOLVED** that the briefing paper on Community Infrastructure Levy is noted.

6. INFORMATION REPORT – DELEGATED DECISIONS

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

7. INFORMATION REPORT – APPEALS/CALLED IN APPLICATIONS

None

8. URGENT PART I BUSINESS

None.

9. EXCLUSION OF PRESS AND PUBLIC

Not required.

10. URGENT PART II BUSINESS

None.

CHAIR