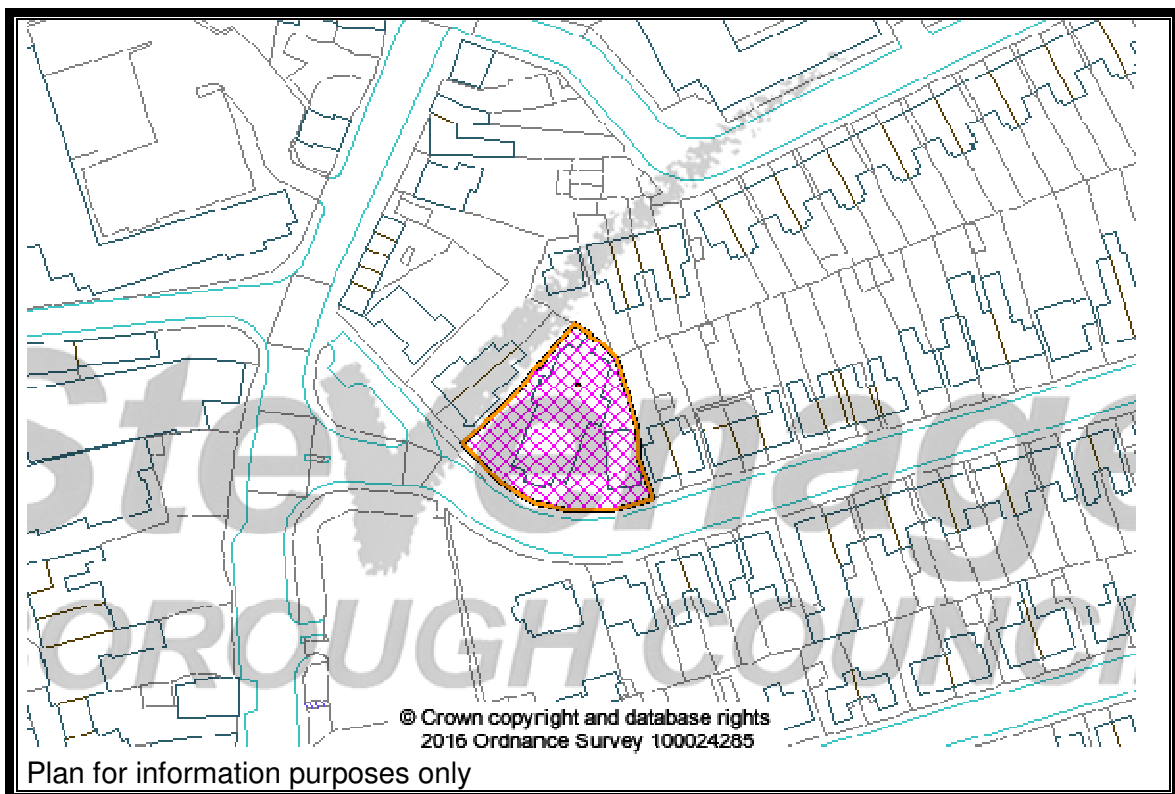


Meeting: Planning and Development Committee **Agenda Item:** 3
Date: 11 October 2016
Author: Dave Rusling 01438 242270
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Dave Rusling 01438 242270

Application No:	16/00225/FP
Location:	Bunyan Baptist Church, Basils Road, Stevenage.
Proposal:	Single storey in-fill extension, insertion of mezzanine floor in rear hall, single storey front and part two storey part single storey rear extensions to meeting room with insertion of 8no velux windows to rear hall and 3no velux windows to meeting room.
Drawing Nos.:	093,01, 10A, 11A, 12A, 13, 14, 15A and 16A
Applicant:	Mrs Bryony Matthews
Date Valid:	6 April 2016
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site which comprises the Bunyan Baptist Church is located on the north side of Basils Road at a point where the road bends and is close to the junction of Church Lane and Basils Road. The main church building is constructed out of red

facing brickwork with a steep sloping plain brown tiled roof. The windows and doors are constructed out of timber. To the rear the building has been extended by two and single storey additions, including a flat roof extension. To the east side of the church is a detached single storey red brick building which is used as a meeting room and offices.

- 1.2 The site is adjoined by residential properties on all sides and opposite. No.7 is located to the north west with No.9 to the east, adjacent to the detached meeting room. To the rear the site adjoins No.2 Stanmore Road, a 2 storey end of terrace property and Maple Leaf Cottage, a recently constructed bungalow also accessed from Stanmore Road. There is a modest garden area located to either side of the main church. There is no off street parking to serve the premises. Although not being within the Old Town Conservation Area, the site is close to the boundary and can be viewed from within the conservation area.

2. RELEVANT PLANNING HISTORY

- 2.1 Planning permission granted under ref 2/0008/91 in February 1991 for ground floor rear extension and new entrance.
- 2.2 Planning permission granted under ref 2/0255/89 in February 1993 for change of use to offices and additional mezzanine area.
- 2.3 An application was submitted under ref 14/00595/FP in October 2014 for the re-building of two storey church hall; single storey extension to existing church to connect to new church hall; and installation of mezzanine floor in the back hall. This was subsequently withdrawn.

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the erection of a single storey extension to the side of the church which would link it to the existing meeting room/offices to create a new open area for users of the church. It is also proposed to add a small extension to the rear of the meeting room building to provide new male, female and disabled toilets and a stair leading to the roof space and a modest front extension to create a new entrance lobby. Finally, it is proposed to undertake internal alterations to the rear area of the church to create a mezzanine floor to be used as meeting rooms and also to create an additional office within the meeting room/office building using the roof space. To allow light to reach the new internal areas it is proposed to introduce 8 new roof lights within the main church and three roof lights would be introduced on the western roof slope of the meeting room/office building.
- 3.2 The submitted plans identify the link extension being "wedge" shaped with the front having a width of 7.5m, tapering off to the rear which is 3m wide. The extension is designed with a flat roof having a height of 4.2m and the frontage would be totally glazed having a pair of centrally located doors. The new lobby area would project 2m forward of the existing detached meeting room building and would be constructed out of matching facing bricks and would have a traditional pitched roof using roof materials similar to the existing building. The addition is designed to be subordinate to the existing building being set in from the sides and having a lower roof than the existing building. The extension to the meeting room/office would include a 2 storey element to provide an internal staircase which would be set back 1.5m from the boundary with 7 Basils Road and have an eaves height of 4.8m and ridge the same as the existing building (6.3m). The remainder of the extension is single storey. This element has been reduced and moved away from the shared boundary with 7 Basils Road. This has a staggered appearance, being set in between 1m and 1.5m from the side

boundary. This would have a depth of 6m and is designed with a flat roof having a height of 3m. The roof lights on the main church would not be readily visible, save for 2 on the rear roof slope which would be seen from Maple Leaf Cottage and 2 Stanmore Road. The roof lights proposed in the roof of the meeting room/office building would be visible from the front of the site from Basils Road. With regard to the internal alterations to provide a mezzanine within the main Church and within the adjoining detached building, these elements would not require planning permission.

3.3 The applicant has submitted a design and access statement setting out the background to the application. This states that it is not the Church's intention to create the additional space for new uses, but is seeking to consolidate the existing spaces giving flexibility and privacy of space, providing modern facilities to make the existing spaces more workable for the current use. In particular, the alterations would enable the Sunday school use which presently moves from the Church to Stanmore Hall and back again to be relocated within the main church building, utilising the mezzanine area. The other reason given is that the alterations will allow for the separation of spaces. Presently, there is no separate access from the worship area to the toilets or kitchen area which have to be accessed via the back hall which is also regularly in use. The new arrangement would provide toilets which can be separately accessed from any area without impinging on other activities, whilst it is advocated that the infill extension will create circulation space. Similarly, the relocation of the kitchen area would allow for refreshments to be served without impinging on the back hall.

3.4 With regard to the current use of the premises, it is stated that the building is used most days of the week for uses including a toddler group 3 days a week, weekly bible study groups, monthly Church members meetings, a weekly youth group and as a contact centre on a monthly basis, with the main worship taking place on a Sunday. These uses vary in the times they operate, with the earliest use starting at 9am and the latest finishing at 10.30pm, although the premises are not used continuously throughout the day.

4. PUBLIC REPRESENTATIONS

4.1 The application has been publicised by way of neighbour notification letters and the posting of a site notice, including notification of amendments. Responses have been received from the occupiers of 2, 3, 9, 11, 12, 14, 16, 18, 20, 25, 31, 33, 48, 53 and 58 Basils Road, 2a, (Maple Leaf Cottage) 2 and 66 Stanmore Road, objecting for the following reasons:

1. The proposed extension is detrimental both to the current building and the surrounding area and detrimental to the visual amenities of the area.
2. If this development is to include a café or day centre it would exacerbate parking problem in an already congested area on a blind bend.
3. The sale of Stanmore Hall would result in the loss of an amenity to the local community.
4. Worsening of parking problems in the area, particularly Basils Road and Stanmore Road.
5. Emergency services cannot access the road.
6. The glass front will spoil this old Victorian building.
7. Increased noise and disturbance.

8. Extended facilities will increase capacity and therefore use of the facility impacting on access and parking in Basils Road.
 9. Noise and disturbance to No.2a Stanmore Road and its garden from the new mezzanine area and roof lights.
 10. Overlooking of the rear garden of 2a Stanmore Road.
 11. Impact of building work and increased noise on wildlife.
 12. Increased traffic generation.
 13. Will affect value of properties.
 14. Loss of privacy to 16 Basils Road.
 15. Out of keeping with the nearby Old Town conservation area.
 16. Loss of trees.
 17. Worsening of sunlight and daylight reaching Nos.9 and 11 Basils Road.
 18. Noise and smells from the new toilets affecting the rear garden of 9 Basils Road.
 19. Will affect safety and security.
 20. Danger of sunlight reflecting from the glazed infill extension dazzling drivers.
 21. Overdevelopment of the site.
 22. Concern about the opening hours.
 23. After school meetings will result in more children running across the road.
 24. Traffic Survey does not accurately portray the large volume of cars that relate to Church activities.
 25. The Church is running more like a business than a Church with people attending at different times from early mornings to late in the evening some times.
 26. Light pollution to 2a Stanmore Road caused by additional windows.
 27. Increase in the rubbish caused by increased usage would attract vermin.
- 4.2 A petition has been received signed by 81 residents opposed to the planning application for the following reasons:-

The redevelopment proposal will cause a major impact on an already congested street.

Restrict natural daylight to surrounding properties.

Be out of keeping with the Victorian style and character of the Church and Church Hall.

5. CONSULTATIONS

5.1 Hertfordshire County Council - Highways

- 5.1.1 HCC as highway authority has confirmed that that they do not wish to restrict the grant of planning permission. In assessing the application they have made the comments below.
- 5.1.2 The proposal is located along Basils Road that is designated as a local access road subject to a speed limit restricted to 30mph. Within section 6 of the application form Pedestrian and Vehicle Access, Roads and Rights of Way, the applicant has stated that there is no new vehicle access.
- 5.1.3 With regard to parking, note that there is no parking provision. Basils Road has no restricted on street parking, parishioners visiting the Church would be able to use on street kerbside parking when available or the adjacent public car park. The main concern for Hertfordshire County Council is that of the available parking associated with the proposal. It has been considered that the effect of the proposed development may attract a higher level of parking demand and that any required parking spaces could be accommodated along the adjacent on-street kerbside parking or the public car park opposite. The occurrence of any additional on-street parking if in large numbers would be detrimental to the safety and efficiency of the adjacent highway network. Nevertheless the proposal is a small scale development and there is no evidence at present that at this location the proposed development would result in short term on-street parking that would cause congestion close to the site.
- 5.1.4 With regard to traffic generation comment that given the small scale of development this is considered not to have a significant impact on the local highway network.
- 5.1.5 In terms of accessibility HCC comment that the site lies within 400 metres of a bus stop and within 1.5 km of the town centre the local rail station is approximately 1.6 km from the development.

5.2 BEAMS

- 5.2.1 Make the following comments:-

“Site well known and site meeting conducted. The application follows 14/00595/FP and is considerably different from and an improvement on that scheme.

The building is a turn-of-the-century Nonconformist church with a slightly later church hall situated nearby but not currently joining the main building. The site is close to the conservation area boundary but slightly outside. The main building material is brick which therefore matches the nearby houses of similar date. The architectural style is Tudor or Perpendicular and there are buttresses along the side. These will be incorporated into the interior at their base but will remain and will be visible due to the glass screen at the front. Considerable townscape value is contributed to Basils Road by the Bunyan Church.

Internally and at the rear the scheme is acceptable and not the subject of comment, least of all any adverse comment.

The external works towards the front would give the building much more presence in the street and link up the two buildings which are currently separate and free-standing.

Although I feel that the scheme could be improved by recessing the front elevation by a short distance in order to maintain a sense of the separateness of the two buildings and to reduce the alteration to the street frontage, I doubt if this small objection can be transformed into a reason to refuse.”

5.3 HCC FIRE SERVICES

- 5.3.1 Have assessed the application and comment that like most parts of the old town the parking is tight, but they would still get an appliance up and down Basils Road. This would not be at speed.

6. RELEVANT PLANNING POLICIES

6.1 Background to the Development Plan

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
- The Stevenage District Plan Second Review 2004.

The Council has now commenced work on the new Stevenage Borough Local Plan 2011-2031. The draft version of the Plan was published in January 2016 and will be used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Site Specific Policies DPD, the draft Gunnels Wood Area Action Plan (AAP), the draft Old Town AAP, the Pond Close Development SPG, Stevenage West Master planning Principles SPG, the Gunnels Wood Supplementary Planning Document and the Interim Planning Policy Statement for Stevenage are no longer material considerations in the determination of all planning applications registered on or after Wednesday 6 January 2016.

- 6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.
- 6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in any emerging Development Plan Document, the adopted Development Plan policies currently continue to have greater weight.

6.2 Central Government Advice

- 6.2.1 In March 2012 the National Planning Policy Framework (NPPF) was published and in doing so it replaced many documents including all Planning Policy Guidance Notes and Planning Policy Statements. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 215 of the NPPF applies which states that only due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.
- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of

consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.

- 6.2.3 In addition to the NPPF advice in the National Planning Practice Guidance (March 2014) also needs to be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

6.3 Adopted District Plan

TW1 - Sustainable Development;
TW8 - Environmental Safeguards (Stevenage Design Guide)
TW9 – Quality in Design;
T15 - Car Parking Strategy;

6.4 Draft Local Plan

SP2 - Sustainable development in Stevenage;
SP8 – Good Design;
GD1 – High Quality Design
IT5 - Parking and Access;
NH10 – Conservation Areas

6.5 Supplementary Planning Documents

Stevenage Design Guide SPD (2009)
Car Parking Standards SPD (2012)
Old Town Conservation Area Management Plan

7 APPRAISAL

- 7.1 The main issues for consideration in the determination of this application are the acceptability of the proposal in land use policy terms, the impact of the proposal on the character and appearance of the area, impact upon neighbouring amenities, and parking provision.

7.2 Land Use Policy Considerations

- 7.2.1 The application site is an existing church and an associated ancillary building which have been extended over the years. The site is not allocated for any particular use in both the adopted and emerging local plan. The application is seeking planning permission to extend the existing church by way of external and internal alterations which would support the existing use of the premises. In view of this, it is considered that the proposed alterations are acceptable in land use terms.

7.3 Impact on the Character and Appearance of the Area

- 7.3.1 The surrounding area is characterised by a variety of buildings which are mostly residential and comprise of terraced and semi-detached properties. However, to the west on Church Lane are commercial properties some of which front onto the High Street. There is also the Cromwell Hotel on the High Street/Basils Road to the north west. To the south is a public car park accessed from Church Lane. However, the majority of the buildings are historic in character, including the application property. Whilst the application property has some historic character it is not listed nor does it lie in a conservation area.

- 7.3.2 The application, as set out elsewhere in this report, seeks to extend the property by introducing a single storey link between the existing church and detached meeting room/office and a part two storey, part single storey rear extension to this latter building. The link between the church and the adjacent office meeting room building would be designed with a flat roof incorporating roof lights and would have the front elevation constructed out of glazing. Whilst this is to be constructed out of contemporary materials, it is considered that this would provide an acceptable design solution linking the two older buildings and clearly differentiating between the older and newer elements. Whilst the building is not listed, nor is it located within a conservation area, given the historic nature of the building and the fact the site can be viewed from the nearby conservation area, the views of the Council's conservation advisor were sought who has raised no objection to the introduction of the modern flat roof glazed link element.
- 7.3.3 With regard to the other proposed alterations, the front extension to the existing office/meeting room building would be modest in size and this has been designed with a pitched roof and will be constructed out of materials similar to the existing building. The extension has been designed to be subordinate to the existing building being set in from the side walls and set down from the existing roof. As an extension to the existing building this design solution is considered to be acceptable. With regard to the rear extension to create the internal stairs and new toilet building, this would be relatively modest in size. The two storey element would be modest in nature and would reflect the appearance of the existing building. The single storey element would be designed with a flat roof and constructed out of matching facing brick. As this would be located to the rear of the building and screened by the existing building and the new link, this rear addition would not be readily visible from any public vantage points.
- 7.3.4 Finally, it is proposed to introduce 8 roof lights into the main church building and 3 roof lights in the roof of the meeting room/office building. The new roof lights in the church would not be readily visible given their location toward the rear of the building. However, given that they are relatively modest in size, it is not considered that they would harm the appearance of the building. Whilst the new roof lights in the meeting room office would be seen from Basils Road, again these are modest in size and would be fitted flush within the roof slope.
- 7.3.5 Having regard to the aforementioned, it is considered that the alterations and extensions proposed to the buildings at the site would not unduly harm the character and appearance of the area.

7.4 Impact upon Neighbouring Amenities

- 7.4.1 In assessing the impact upon the amenities of those neighbouring properties, the application site adjoins 7 Basils Road to the north west, Nos 9 and 11, a pair of semi-detached properties to the east, and Maple Tree Cottage and No 2 Stanmore Road to the rear.
- 7.4.2 No.7, due to its location to the north west of the church is on the opposite side to where the proposed extensions to the church and the meeting room/office building are to be constructed. In view of this, the extensions would be totally screened from this property. Similarly, No.11 Basils Road is separated from the proposed extensions by the existing property and garden area of No.9 Basils Road. This property would have views of the rear extension to the meeting room/office which would provide the enclosed stairs and toilets. However, these would be located over 6m away and would be partially screened by the existing 2m fence separating the garden of No.9 from the application site. In view of this separation and the fact the toilet extension would project

1m above this fence, it is not considered that the proposal would have an adverse impact upon the amenities of this property by way of loss of light or outlook from it.

- 7.4.3 No.9 Basils Road is located immediately to the east of the church and the meeting room/office building is constructed along the boundary of this property to the east of the church and projects out roughly in line with rearmost part of this dwelling. As referred to previously, the boundary between the rear garden of this property and the application site is demarked by a 2m high close boarded fence. This property has a two storey rear projection which projects out in line with the adjoining meeting room/office, which has a ground and first floor window in the rear elevation serving a kitchen and bedroom respectively. The remainder of the house is recessed and set back behind the detached meeting room/office building and has ground floor windows in the rear and side of this part of the dwelling serving a dining room and kitchen respectively and a first floor window serving a bedroom.
- 7.4.4 The proposed rear extension to the meeting room/office building would project out 6m to the rear and has been designed in a staggered formation. Due to the angle of the boundary between the two properties, the extension is such that the element nearest this property would be between 1m and 1.5m away from the boundary for a depth of 3m. The next element is set away between 1.2m and 1.5m from the boundary for a length of 1.5m. The final element of the extension is located between 1.5m and 1.8m from the boundary with this property. The extension, as indicated previously, is designed with a flat roof having a height of 3m. The enclosed stairs would project 1.2m in depth and would be set in 1.5m from the site boundary. Whilst the extension would be close to the boundary with No.9, the existing meeting room already has a detrimental impact on light and outlook to the ground floor window serving the dining room. This is not significantly worsened by the proposed extension as this would be partially screened by the existing building. With regard to the kitchen windows whilst the light to these windows would be reduced, they pass the necessary sunlight and day light tests. With regard to outlook, as the extension would be designed for the most part with a flat roof and would be only 1m higher than the existing fence, coupled with the fact the addition is staggered away from the boundary between 900mm and 1.8m, it is not considered that the outlook afforded to this property would be worsened to an unacceptable level. Finally, concerns have been raised about possible noise and smells from the new toilet block. However, this is designed with no windows in the elevation facing toward No.9. The only window proposed is in the north elevation serving the disabled toilet which would be over 9m away from this property and would face toward the rear of the church building. Additionally, the toilets would be accessed internally from the church building. Consequently, it is not considered that this would result in an unacceptable impact on the occupiers of this adjoining property.
- 7.4.5 With regard to the properties to the rear in Stanmore Road, these would be sufficiently distant from the proposed extensions such that the impact would be negligible. However, concerns have been raised about the possible noise from the use of the new mezzanine and overlooking and light spillage from the new roof lights, particularly in the rear roof slope of the building. However, as referred to elsewhere in this report, the works to create the mezzanine would not require planning permission. Notwithstanding this, the insertion of the roof lights would require planning permission. Only two of these face toward these properties and are required to allow light into the new mezzanine area. As these are not required for escape purposes, it has been proposed by the applicant that these will be fitted with obscure glazing and that they can be fixed shut. This can be achieved by the imposition of a suitably worded condition. In view of this, it is not considered that there would be any unacceptable overlooking. Finally, given the modest size of the windows it is not considered that light spillage from them would cause a nuisance.

7.4.6 In summary, having carefully, assessed the impact of the proposed works on the amenities of the occupiers of those properties immediately adjoining the application site, it is not considered that a sustainable planning reason exists to refuse planning permission.

7.5 **Parking**

7.5.1 With regard to car parking, there is currently no off street car parking to serve the premises. Historically, users of the application site would have to rely upon on street car parking or the use of nearby public car parks. As part of the application, a parking survey has been submitted which was undertaken over the weekend of 9-11 June 2016 assessing on-street parking and usage of nearby public car parks and parking bays. This was undertaken at the following times of the day, 5am, 9am, 10am, 1pm and 6pm. From this survey, it is clear that parking is a problem in the locality for most of the time on-street. The only exception being the nearby public car park off Church Lane which, as would be expected, has capacity very early in the morning and around 9am in the morning or after 6pm in the evening. However, the survey undertaken identifies this to be heavily used at 1pm other than on a Sunday. It has to be noted that this survey gives only a snapshot for one weekend this year.

7.5.2 The proposal seeks planning permission for an additional 120 sqm of floor space to create the new toilets/staircase and the new circulation area. Based on the standards set out in the Council's adopted car parking SPD for places of worship, the requirement is 1 space per 10sqm. On this basis, there would be a requirement of 12 spaces. However, as the site is in Accessibility Zone 1, the Council's standards allow for a relaxation to between 0% and 25% of the maximum for non-residential premises, which means that the Council would consider a reduction of the number of spaces to between 0 and 4. Added to this, whilst the application creates additional floor space, this is intended to enable the existing premises to function better, providing circulation space and new toilet facilities and it is not intended to increase the use of the premises.

7.5.3 Having regard to the above, whilst there have been a number of objections and concerns raised in respect of the application regarding parking problems in the area, given that the site is in a sustainable location and is in walking distance to nearby public car parks, coupled with the Council's reduced car parking standard requirements in this location, and the fact the new floorspace would be used to enhance existing facilities rather than to introduce new uses, it is not considered that a sustainable objection exists to the application in car parking terms. Additionally, no objection has been raised by both HCC Highways and Fire Service with regard to highway safety.

8 **CONCLUSIONS**

8.1 In summary, the principle of the development is considered acceptable in that it would enhance an existing facility. Further, it is considered that the development would not have a detrimental impact upon the appearance of the area or significantly harm the amenities of nearby residential properties. Finally, it is not considered that the development would worsen car parking problems in the vicinity of the application site to a level that could sustain a refusal of permission and similarly the proposal would not be prejudicial to highway safety generally.

8.2 Given the above, it is recommended that planning permission be granted.

9 **RECOMMENDATIONS**

9.1 That Planning Permission be GRANTED subject to the following conditions / reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 093,01, 10A, 11A, 12A, 13, 14, 15A and 16A.
REASON:- For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 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.
REASON:- To ensure the development has an acceptable appearance.
- 4 The two roof lights proposed in the rear (north) roof slope of the Church as identified on drawing 093 15 A shall be fitted with obscure glazing and shall remain permanently fixed shut at all times thereafter.
REASON:- To safeguard the privacy of the occupiers of adjoining properties in Stanmore Road.
5. 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.
REASON:- To safeguard the amenities of the occupiers of neighbouring properties.

Pro-active statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

10 BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Local Plan 2011 – 2031 Publication Draft 2016.
4. Central Government advice contained in the National Planning Policy Framework March 2012 and the National Planning Policy Guidance 2014.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.