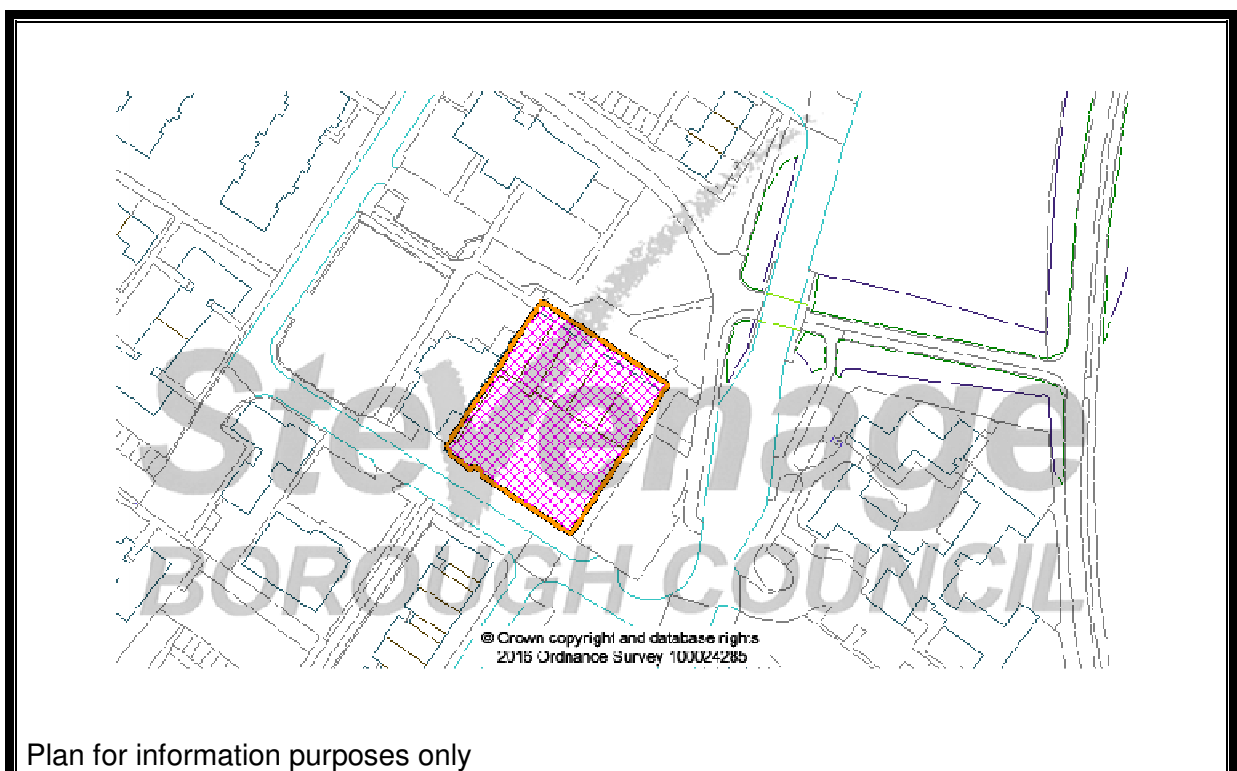


Meeting: Planning and Development Committee **Agenda Item:** 3
Date: 6 December 2016
Author: James Chettleburgh 01438 242266
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: James Chettleburgh 01438 242266

Application No:	16/00395/FPM
Location:	Symonds Green Neighbourhood Centre, Filey Close, Stevenage.
Proposal:	Demolition of 4 no. residential units and refurbishment and external alterations of neighbourhood centre, change of use of existing A1 (shop), B1/B8 (Former Council Estate Office, Business and Storage), D1 (Community Centre) and ancillary Community Cafe to create 3 no. units comprising 2no. Class A1 (shop) and 1no. Class B1 (business) at ground floor level, construction of one additional floor to create 12 no. one bedroom apartments and 10 no. two bedroom flats.
Drawing Nos.:	DP 100 A; DP 300 H; DP 301 G; DP 302 F; DP 303 B; DP 310 C; DP 311 C; DP 320 A; DP 321 A;
Applicant:	Mr Nash Karbani
Date Valid:	23 June 2016
Recommendation:	GRANT PLANNING PERMISSION SUBJECT TO S106 AGREEMENT



1. SITE DESCRIPTION

- 1.1 The application site is located off Filey Close which is a spur road off of Scarborough Avenue and is currently occupied by the Symonds Green Neighbourhood Centre. The existing Neighbourhood Centre is a part two-storey, part three-storey, brick building with a shopping parade at ground floor level with 4 no. three bedroom flats located above. The premises at ground floor level consists the following:-
- MD Chemist;
 - The Co-operative food;
 - Mandarin House; and
 - King Pizza and Kebab.
- 1.2 The shop fronts associated with the premises consist of aluminium frame glazed windows and doors with low level stall risers and simplistic signage. The building also comprises the former Stevenage Borough Council Neighbourhood Office which has a metal roller shutter over the entrance. To the rear of the building are two small units which consist of a hairdressers and a small business unit. There is also the service yard area which serves the Co-operative convenience store and the access stairwell which serves the flats along with external plant, equipment and a refuse storage area. The windows at first floor level have been boarded up with a metal window serving the stairwell for the flats.
- 1.3 On the eastern elevation of the building at first floor level are 4 no. box bay windows which serve the living room areas of the existing flats. Two of the bay windows are clad in uPVC weatherboarding and 2 are finished in concrete panels. There is also a run of small uPVC windows located between the bay windows.
- 1.4 To the north of the application site is the Symonds Green Community Centre and to the south is the public highway (File Close) beyond which is a three-storey block of flats and the Symonds Green Doctors Surgery. To the west attached to the building is the Tom Tiddlers public house which lies adjacent to a surface car park. Beyond this area is a three-storey block of flats. To the east of the site is a surface car park which currently serves the neighbourhood centre and community centre. Beyond this surface car park is Scarborough Avenue and an underpass which connects to the cycle track on Gunnels Wood Road.

2. RELEVANT PLANNING HISTORY

- 2.1 Planning application 2/0087/69 was an outline application for residential development on land to the east side of Symonds Green Lane. Permission was refused in July 1969.
- 2.2 Planning application 2/0230/70 sought permission for the creation of a residential development in Symonds Green for Stevenage Development Corporation. Permission was granted in July 1971.
- 2.3 Planning application 2/0189/78 sought permission for the change of use from shop to shop for the sale of hot food. Permission was granted in April 1979.
- 2.4 Planning application 2/0332/84 sought permission for the conversion of the ground floor shop into three separate retail shops (within Class I of the Town and Country Planning (Use Classes) Order 1972). Permission was granted in December 1984.
- 2.5 Planning application 2/0125/86 sought permission for a new shop front on the north-east corner of the building. Permission was granted in May 1986.
- 2.6 Planning application 2/0020/87 sought permission for the conversion of part of the building to provide a housing estate office with a meeting room and two small commercial units for light industrial or storage purposes. Permission was granted in February 1987.

- 2.7 Planning application 2/0209/95 sought permission for a shop front alteration. Permission was granted in August 1995.
- 2.8 Planning application 00/00472/FP sought permission for the change of use from shop (Class A1) to use for takeaway and delivery pizza sales (Class A3) and extraction and ventilation ducting on side elevation. Permission was granted in March 2001.
- 2.9 Planning application 03/00483/FP sought permission for a variation of condition 00/00472/FP to allow for the sale of kebabs, burgers and chips. Permission was granted in December 2003.
- 2.10 Planning application 04/00186/FP sought permission for the retention of a roller shutter to the main entrance of the neighbourhood centre. Permission was granted in July 2004.
- 2.11 Planning application 04/00336/FP sought permission for the installation of auto sliding doors to aid disabled and elderly access into the Co-op store. Permission was granted in September 2004.
- 2.12 Planning application 16/00146/FP sought permission for the change of use from Use Class B1, B8 (Light industrial and storage) to A1 (Hairdressers). Permission was granted in April 2016.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the proposed demolition of 4 no. three bedroom flats and the erection of a second floor extension in order to create 12 one bedroom apartments and 10 two bedroom apartments. The proposal also comprises the conversion of the former Stevenage Borough Council Offices (Use Class B1 and D1), hairdressers (Use Class A1) and commercial premises (Use Class B1 and B8) as well as the ancillary community café in order to create 2 no. retail units (Use Class A1) and 1 no. business unit (Use Class B1). This application also seeks to retain the existing co-operative store, chemist and hot food takeaway premises.
- 3.2 The proposed extension would measure 30.17m in length and span 33.76m in width. In terms of height, as measured from finished ground floor level, this would be between 11.24m to 10.70m due to the sloping topography of the application site. The external elevations of the extension would be finished in grey rain screen cladding which would be fitted onto a steel frame. The fenestration detailing comprises the creation of new windows and doors with grey polyester powder coated (ppc) aluminium frames.
- 3.3 In assessing the external alterations to the building, at ground floor level the proposal seeks to reclad the building in clay stock facing brick finished in a buff colour. The development at second floor level would also comprise the creation of external balconies which would serve the individual apartments. These would be enclosed by frameless glass balustrades. In relation to the existing shop fronts, these would also be altered with the introduction of frameless glass with reconstituted stone band. Located above the shop frontages would be glass canopies with steel supports. The new units which are to be created on the eastern elevation would reflect the appearance of the replacement shop frontages. At first floor level, the building would be finished in a white render with the installation of grey ppc aluminium frame windows. There would also be the installation of reconstituted stone detailing which would form a transition between the brick and render external finishes.

- 3.4 On the north-east elevation of the building it is proposed to create a new roller shutter entrance which would serve 8 parking spaces which would be for the apartments along with a service area for the retail and commercial units. On the south-east elevation of the building, the proposal comprises the erection of a full height glazed lobby area which would serve the proposed apartments. In regards to surface parking, the proposal seeks to provide 14 off-street parking spaces which would run along the southern edge of the application site.
- 3.5 The application comes before the planning and development committee as it comprises a major development and the site is owned by Stevenage Borough Council.

4. PUBLIC REPRESENTATIONS

- 4.1 This planning application has been publicised by way of a site notice and neighbouring properties have been notified about the application via a letter. The application was also published in the local press as it is a major application. No comments or representations have been received.

5. CONSULTATIONS

5.1 Hertfordshire County Council Highways

- 5.1.1 The Transport Statement submitted as part of the planning application and covering highway and traffic issues has been carefully scrutinised to establish the likely impact of the proposal on the road network. It is considered that the total peak generation of traffic would increase from the existing development, however, the level of traffic generated by the development would not be so significant as to impact on the local highway network.
- 5.1.2 In terms of the proposed car parking layout, this appears to be acceptable as it has been designed to ensure that safe and free flow of traffic along Filey Close is not affected. In terms of access, the proposal does not seek to extend or alter the existing access road. In relation to vehicle to vehicle inter-visibility and pedestrian visibility, it is considered that these would not be affected by the proposed development.

5.2 Hertfordshire County Council Fire Safety Officer

- 5.2.1 Following a review of the submitted drawings, it is recommended that access for fire vehicles should be in accordance with current Building Regulations. The access routes for Hertfordshire Fire and Rescue will need to achieve a minimum carrying capacity of 18 tonnes. In respect of turning facilities, where there is a dead-end route that is more than 20m long, turning facilities should be provided. This can be achieved by a hammer head or a turning circle.
- 5.2.2 In relation to water supplies (fire hydrants), these appear to be adequate. In regards to the flats, if these fall outside of the requirement under Building Regulation in relation to access for fire appliances, then a fire main will need to be provided in accordance with BS 9990.

5.3 Hertfordshire County Council as the Lead Local Flood Authority

- 5.3.1 There is no objection to the proposed development. The drainage strategy which has been submitted with the application which details betterment with the addition of permeable paving alleviates the previous concerns raised by the Lead Local Flood Authority (LLFA). At this full planning application stage, it is recommended that if permission be granted, conditions be imposed to any permissions issued.

5.4 The Council's Environmental Health Department

5.4.1 The proposed development is considered to be acceptable subject to a condition being imposed in regards to noise and construction management.

5.5 Parks and Amenities

5.5.1 In regards to Outdoor Sport a financial contribution of £866.88 has been sought. The monies would be used to help fund some pilot schemes for alternative sport provision in a local green space.

5.5.2 In respect of Children's Play Space, a financial contribution of £782.64 has been sought. This would be used to repair and maintain the Scarborough Avenue play area.

5.6 Police Crime Prevention Officer

5.6.1 The Police Crime Prevention Design Service support the application.

5.7 Hertfordshire County Council Property Services

5.7.1 Based on the information provided for a development of 22 units, the County Council would seek a financial contribution towards the Library Service. This would be used towards the enhancement of the entrance area in Stevenage Library as well as new flexible/portable shelving and new furniture to facilitate activities for groups. The monies which would be sought by Hertfordshire County Council equates to £1,906.00.

5.8 NHS England

5.8.1 No comment.

5.9 Local Primary Healthcare Trust

5.9.1 No comment.

5.10.1 Council's Arboricultural Officer

5.10.1 No comment.

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 Masterplanning 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 Local Plan

Policy TW1: Sustainable Development
Policy TW2: Structural Open Space
Policy TW4: New Neighbourhood Centres
Policy TW8: Environmental Safeguards
Policy TW9: Quality in Design
Policy TW10: Crime Prevention
Policy TW11: Planning Requirements
Policy H6: Loss of Residential Accommodation
Policy H7: Assessment of Windfall Residential Sites
Policy H8: Density of Residential Development
Policy H10: Redevelopments

Policy H14: Benefits of Affordability
Policy E7: Employment Uses Outside Employment Areas and Homeworking
Policy T6: Design Standard
Policy T12: Bus Provision
Policy T13: Cycleways
Policy T14: Pedestrians
Policy T15: Car Parking Strategy
Policy EN27: Noise Pollution
Policy EN29: Light Pollution
Policy EN38: Energy Conservation and Supply
Policy L15: Outdoor Sports Provision in Residential Developments
Policy L16: Children's Play Space Provision in Residential Developments
Policy L17: Informal Open Space in Residential Developments
Policy L18: Open Space Maintenance
Policy SC1: Retention of Social and Community Facilities
Policy SC2: Social and Community Provision in New Developments
Policy NC1: Large Neighbourhood Centres
Policy NC6: Redevelopment of the Neighbourhood Centres

6.4 Stevenage Borough Local Plan 2011-2031 Publication Draft (Emerging Local Plan)

Policy SP1: Presumption in favour of sustainable development
Policy SP2: Sustainable Development in Stevenage
Policy SP5: Infrastructure
Policy SP6: Sustainable transport
Policy SP7: High Quality Homes
Policy SP8: Good Design
Policy SP9: Healthy Communities
Policy SP11: Climate change, flooding and pollution
Policy EC7: Employment development on unallocated sites
Policy HO5: Windfall Sites
Policy HO6: Redevelopment of existing homes
Policy HO7: Affordable housing targets
Policy HO8: Affordable housing tenure, mix and design
Policy HO9: House types and sizes
Policy HO11: Accessible and adaptable housing
Policy HC1: District, local and neighbourhood centres
Policy HC2: Local shops
Policy HC4: Existing health, social and community facilities
Policy HC8: Sports facilities in new developments
Policy IT3: Infrastructure
Policy IT4: Transport Assessments and Travel Plans
Policy IT5: Parking and Access
Policy IT8: Public parking provision
Policy GD1: High Quality Design
Policy FP1: Climate Change
Policy FP2: Flood risk in Flood Zone 1
Policy FP7: Pollution
Policy FP8: Pollution sensitive uses
Policy NH6: General protection for open space
Policy TC11: New convenience retail provision

6.5 Supplementary Planning Documents

Parking Provision Supplementary Planning Document January 2012.
Stevenage Design Guide Supplementary Planning Document 2009.

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, affordable housing and developer contributions, impact on the appearance of the area, impact upon residential amenities, means of access and traffic issues, parking, development and flood risk.

7.2 Land Use Policy Considerations

Redevelopment of the Neighbourhood Centre

7.2.1 The site is designated as a neighbourhood centre under Policy NC2 of the Stevenage District Plan Second Review 1991 – 2011 (adopted 2004) and Policy HC1 of the Stevenage Borough Local Plan 2011 to 2031 Publication Draft (2016). In regards to the proposal itself, it seeks to re-develop the Filey Close (also known as Symonds Green) Neighbourhood Centre in order to provide a mixed use development of retail, business and the creation of 22 apartments. Consequently, under Policy NC6 of the adopted local plan, any proposal for the redevelopment of a neighbourhood centre should include provision for the retention of local shopping and other services and facilities appropriate to the catchment area. Policy HC1 of the draft local plan stipulates that development proposals would be granted where:-

- The proposal is in keeping with the size and role of the centre;
- Neighbourhood centres should continue to provide a range of small-scale retail, health, social, leisure, cultural and/or residential uses and maintain at least one unit in Class A1 (shops);
- The proposed development does not prejudice the Council's ability to deliver a comprehensive redevelopment scheme; and
- An impact assessment has been provided, were required by Policy TC13, and it has been demonstrated that there will be no significant adverse impact.

Planning permission would be granted as an exception to the above where satisfactory on or off-site provision is made to replace a loss of uses(s) relevant to the status of the scheme.

7.2.2 The proposed development which involves the refurbishment of the existing neighbourhood centre would seek to retain the existing premises which includes the co-operative store, pharmacy and hot food take-away premises. Furthermore, the proposal also seeks to provide 2 no. additional convenience retail units and a B1 use class unit which would help to complement the overall shopping facilities available at the neighbourhood centre. A more detailed assessment of the proposed business and retail facilities, residential units and replacement community facilities are set out in the following sections of this report.

Loss of employment use outside of an employment area

7.2.3 Given the application site comprises an employment use outside of an employment area, then Policy E7 of the adopted Local Plan (2004) needs to be considered in this instance. This policy stipulates that development proposals that would result in the loss of existing employment uses in residential areas would not be permitted unless it can be demonstrated that they are no longer viable for employment uses. Policy EC7 of the Draft Local Plan (2016) states that planning permission for the loss of employment land or sites not allocated for any specific purposes would only be granted where:-

- i) There is sufficient suitable employment land available elsewhere;
- ii) The proposals provide overriding benefits against other objectives or policies in the plan or;

iii) It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant over a considerable period of time.

7.2.4 In regards to the first point, the draft Local Plan identifies that future opportunities in the Borough regarding employment land is insufficient to meet identified needs. These requirements already incorporate some allowance for the loss of existing premises. Therefore, the applicant would need to demonstrate how the proposed change of use does not unnecessarily exacerbate the current issue. Moreover, the loss of the existing premises will be permitted where this issue has been taken into consideration.

7.2.5 The proposed development would involve the loss of the vacant Stevenage Borough Council Offices as well as the existing Use Class B1/B8 unit which is currently operating from the neighbourhood centre. Therefore, the applicant is required to demonstrate that the existing uses are no longer viable or seeks to provide replacement employment uses within the development.

7.2.6 As part of the proposed development, the applicant is seeking to provide 1 no. Use Class B1 (business) premises which would accommodate some of the employment floorspace which would be lost. However, despite the lack of like-for-like replacement floorspace for the existing B-class uses located within the neighbourhood centre, the Stevenage Borough Council Estates Office has been vacant for a number of years with no alternative use ever operating from these premises since it closed. Further to this the NPPF (2012) states that "*where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits.*" Taking this into consideration, it is evident that there is no reasonable prospect of the former Council Estates Office being used for employment purposes. Consequently, the level of replacement B-class floorspace is considered to be acceptable in this instance.

Loss of community facilities

7.2.7 Paragraph 70 of the National Planning Policy Framework (NPPF) (2012) states that to deliver social, recreational and cultural facilities and services and community needs, planning decisions should guard against the unnecessary loss of valued facilities and services. This is supported by Policy SC1 of the adopted Local Plan (2004) and Policy HC4 of the draft Local Plan (2016).

7.2.8 In regards to the Tom Tiddlers Public House which would be classed as a community facility, the proposed development does not seek to extend, alter or demolish the public house. Turning to the existing doctors surgery, this is located outside of the red line of the application site and as such, would not be affected by the proposed development. With regard to the existing community facilities located within the neighbourhood centre, including the community café, these are to be relocated into the Symonds Green Community Centre as identified under planning permission 16/00227/FP.

7.2.9 Given the aforementioned assessment, it is evident that sufficient replacement community facilities, including the community café, would be provided within the existing Community Centre located opposite the application site. Therefore, appropriate replacement community facilities would be provided in this instance.

Compliance with the Council's retail policies

7.2.10 Under Policy SP4 of the draft Local Plan (2016), the Council would support the provision of up to 7,600m² of net additional convenience floorspace within the borough boundary to meet the needs of the expanding town. This would include extensions to existing centres in the retail hierarchy, then other stores in accordance with the sequential test. Policy TC11 of the same document identifies that at least 1,500m² is allocated for extensions to existing

stores within the retail hierarchy outside of the town centre. However, any other stores within A1 would have to accord with the sequential test.

- 7.2.11 The proposed development, which would involve the change of use from mixed use B1 (business and former Council Estate Offices), Use Class B8 (storage), Use Class D1 (community centre) and Use Class A1 (shop) would comprise of 1 no. A1 (shop) and 1 no. A1 (convenience). The proposed new shop would be a like for like replacement of the existing Class A1 unit which is currently operating from unit 6 Filey Close as a hairdressers. Turning to the second retail unit, this would provide additional Use Class A1 convenience floorspace within the neighbourhood centre in line with the aforementioned policies.
- 7.2.12 Given the above, the proposed development would provide a replacement unit for the existing A1 unit which has an unrestricted A1 use. The proposal also provides for a new convenience unit in line the aforementioned policies set out in the draft Local Plan (2016). This unit would help to support the function of the neighbourhood centre as well as support the local community.

Compliance with the Council's Housing Policies

- 7.2.13 In assessing the five year supply of deliverable housing, paragraph 47 of the NPPF states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The most up to date housing supply figure in relation to the adopted Local Plan (2004) indicates that the Council is unable to provide a 5 year supply of deliverable housing (Until the Draft Local Plan (2016) has been formerly adopted by the Council following public examination and the Draft Local Plan is found sound). The fact that the Council is unable to meet its requirement to provide a 5 year supply of housing is thus a strong material consideration that significantly weighs in favour of the application.
- 7.2.14 The NPPF states at paragraph 49 that "housing applications should be considered in the context of the presumption in favour of sustainable development" and that "relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites". The issue of the inability to provide a 5 year supply of housing has been considered above and as such consideration needs to be given to the sustainability of the site.
- 7.2.15 The application site is not allocated for residential purposes in both the adopted and draft Local Plans. Therefore, the Council will rely on its windfall policies in order to assess the acceptability of the development. Policy H7 of the adopted Local Plan (2004) relates to windfall residential sites. In accordance with this policy, planning permission will only be granted where the site is on land classified as previously-developed or small underused urban sites; development of the site would not lead to the loss of features as defined in Policy TW2; there is no detrimental effect on the environment and the surrounding or adjoining properties; there is access to local facilities; and they include opportunities to access alternative forms of travel to private motorised transport.
- 7.2.16 Policy H05 of the Draft Local Plan (2016) (windfall sites) generally reflects Policy H7 of the adopted Local Plan. However, this policy does stipulate that proposals should not prejudice the Council's ability to deliver residential development on allocated sites, and, it does not overburden existing infrastructure.
- 7.2.17 Given the application site is not allocated in both the adopted Local Plan (2004), and the Draft Local Plan (2016), the application site would be regarded as a windfall site. Consequently, the proposal would have to meet the criterion of both Policy H7 of the adopted Local (2004) and Policy H05 of the Draft Local Plan (2016). For the purpose of

clarity, the definition of previously-developed land, as stated within the NPPF, is "that which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure". Given this, the application site would be classed as previously developed land.

- 7.2.18 The site is in a sustainable location given that it is located in close proximity to a doctors surgery, small convenience store, pharmacy and hot food units. Furthermore, the nearest primary school is located approximately 475m south-east at Woolenwick School and approximately 836m from Thomas Alleyne School. As such, the application site is considered to have excellent access to local facilities. In terms of access to public transport, there is a bus stop located in close proximity to the application site with the designated cycle track located only 93m to the east of the site. Taking this into consideration, the site is considered to be well connected to alternative forms of transport.
- 7.2.19 In this regard, it can be demonstrated that the site is in a highly sustainable location and as such complies with criterion (d) and (e) of Policy H7 of the adopted Local Plan and criterion (b) of Policy HO5 of the draft Local Plan (2016). In regards to the impact on infrastructure, an assessment of this has been set out in the affordable housing and developer contribution sections of this report.
- 7.2.20 Turning to housing supply, the NPPF requires that the planning system should deliver inter alia a wide choice of high quality homes, widen opportunities for home ownership and plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The draft Local Plan identifies that there is a need for larger homes in order to balance the housing mix, but, does state that an appropriate mix of housing to meet the requirements of all sectors of society is an integral element of sustainable development. With this in mind, the overall mix of housing which is to be provided on-site would help to support all sectors of society who are looking for smaller 1 and 2 bedroom properties.
- 7.2.21 Policy H8 of the adopted Local Plan (2004) states that the density of residential development will have to respect the characteristics of the application site and the amenity of the area. This policy also stipulates that the net density of new housing should be within the range of 30 – 50 dwellings per hectare. This is supported by Policy GD1 of the Draft Local Plan (2016).
- 7.2.22 The proposed development would seek to deliver a net addition of 18 units which would increase the density of the site from approximately 26 dwellings per hectare to 146 dwellings per hectare. Whilst this is significantly above the general parameter of 30-50dph set by Policy H8 of the District Plan, this policy does also encourage higher densities in locations which are well served by public transport. Consequently, the higher density of residential units is considered to be acceptable in this highly sustainable location and in accordance with Policies GD1 and SP7 of the Draft Local Plan (2016).
- 7.2.23 In summary, it is considered that the site is located within a sustainable location which combined with the provision of a re-located community centre, replacement shops, the density and the delivery of a mix of smaller residential units renders the proposal acceptable. Therefore, the development is acceptable subject to an appropriate design and no undue harm to neighbouring properties and the wider environment is created.

7.3 Affordable housing and developer contributions

- 7.3.1 Policy H07 of the Draft Local Plan states that planning permission will be granted for residential developments that maximise affordable housing provision. For developments on previously developed sites, 25% of the dwelling units should be affordable. In regards to the

proposed development, this would equate to 5.5 units. Policy HO7 continues that “planning permission will be refused where these targets are not at least achieved unless:

- a) Developers robustly demonstrate that the target cannot be achieved due to site-specific constraints resulting in higher than normal costs, which affect its viability; or
- b) Meeting the requirements would demonstrably and significantly compromise other policy objectives.”

7.3.2 Additionally, paragraph 173 of the NPPF states that “pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking”. It continues to state “to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.” In essence the viability of a scheme can be a material consideration in the determination of a planning application.

7.3.3 In this instance, the applicant through negotiations with the Council’s Housing Department has agreed to pay a financial contribution of £310,000. This financial contribution would equate to the equivalent of 4 units or 20%. Whilst this is below the Council’s 25% standard, the financial contribution would be in lieu of any on-site provision of affordable housing and this has been agreed as acceptable by the Council’s Housing Department. In this regard, it is recommended that this financial contribution for affordable housing would be secured via a S106 legal agreement.

7.3.4 In addition to affordable housing, financial contributions are also required in accordance with the Hertfordshire County Council tool kit and contributions to Stevenage Borough Council for commuted payments towards the improvement of nearby outdoor sports facilities and children’s play space. These financial contributions are set out in the table below:-

Stevenage Borough Council	Financial Obligation
Open outdoor sport	£866.88
Children’s play space	£782.64
Total	£1,649.52
Hertfordshire County Council	
Library	£1,906.00
Overall total	£3,555.52

7.3.5 Following negotiations with the applicant, they have agreed to pay the aforementioned financial contributions which would be secured via a S106 legal agreement. Taking this into consideration, the applicant has provided a level of financial contributions which can be reasonably sought due to the viability constraints of the development. In this regard, the proposed development would accord with the NPPF and the Council’s draft Local Plan policies in relation to affordable housing and financial obligations.

7.4 Impact on the appearance of the area

7.4.1 The application proposes external alterations, recladding and rendering of the existing two-storey building as well as the addition of a new storey onto the existing building. The proposal would modernise and improve the appearance of the existing building and is considered to have an acceptable impact on the character and appearance of the area for the following reasons.

- 7.4.2 Firstly, the scale of the extended building is considered to be acceptable as it would relate to the existing residential block of flats which surround the application site. These buildings are generally three-storey in height and thus, the proposed extension to the building would not be out of character with the area.
- 7.4.3 Secondly, the existing building is now dated and does not contribute positively to the street scene. The planning application would modernise the appearance of the existing building by recladding the existing brickwork. Specifically the proposal would give the existing building a contemporary design by the use of white render, stone detailing and modernised shop frontages. This approach combined with the external balconies located at second floor level along with a new, full height glazed entrance for the proposed apartments would significantly improve the appearance of the building and would promote a suitable, modern design.
- 7.4.4 With respect to the existing service yard area for the shops and the existing bin storage areas, these would be relocated internally which would help to declutter and tidy up the southern aspect of the building. The service area and refuse stores, as well as the additional parking, would be accessed via a roller shutter which has been designed to appear proportionate against the three-storey building. This design solution also helps to enhance the visual amenities of this part of Filey Close.
- 7.4.5 In summary, the proposed development will comprise of a high quality design to all elevations and would help to improve the visual amenities of the area. Nevertheless, it is recommended that if planning permission was to be granted, a condition would be imposed requiring that samples of the materials are submitted to the Council for approval. This would ensure that the development would have a high quality appearance which enhances the overall character and appearance of the area.

7.5 Impact upon residential amenities

- 7.5.1 With regard to the impact on neighbouring amenity, the proposal would not unduly affect the operation or amenity of any of the existing neighbouring buildings. Most of the development would overlook surface car parking, public highway and structural open space. The nearest residential properties (1 to 6 Filey Close) are located 15m to the south of the development with the proposal looking onto the blank flank wall of these properties. Therefore, the proposed development would not have a detrimental impact on the outlook or privacy of the existing owner/occupiers of these properties.
- 7.5.2 In considering a residential scheme of this nature, it is also important to ensure that the living conditions for any future occupiers are appropriate. Therefore, in relation to private amenity space, the Council's Design Guide states that in flatted development, the Council will aim to achieve a minimum useable communal area of 50 sq.m for schemes up to 5, plus an additional 10 sq.m per additional unit over 5. Taking this into consideration, there would be a requirement to provide as a minimum, 220sq.m of communal amenity space to serve the proposed development.
- 7.5.3 The proposed development would comprise of approximately 263 sq.m of private balconies and terrace areas which would serve the individual properties within the residential block of flats. Furthermore, the proposed development would comprise of 327 sq.m of communal garden area which would serve all of the proposed apartments and located at first floor level.
- 7.5.4 In assessing the gross internal floor space, Policy GD1 of the draft Local Plan (2016) relates to High Quality Design and it sets out the minimum gross internal floor space standards for dwellings (including apartments) which is in line with the Government's nationally described space standards. Following an assessment of the proposed floor plans, the one and two bedroom apartments would meet the minimum gross internal floor

space standards as set out in the draft Local Plan. Given this, there would be adequate living space standards for any future owner/occupiers of these properties.

- 7.5.5 In regards to external lighting, the applicant has not submitted any details about any lighting which would be installed on the building or around the application site. However, to ensure that any external lighting does not affect the amenities of the neighbouring residential properties, it is recommended to add a condition to any grant of planning permission in order to deal with external lighting. This condition will require the applicant to submit details of any external lighting scheme prior to the commencement of the development on-site.
- 7.5.6 In summary, it is considered that the proposed development would not have a detrimental impact on the amenities of the nearest residential properties. Furthermore, the amenity standards for any future occupiers of the apartments would also be acceptable.

7.6 Means of access and traffic issues

- 7.6.1 The neighbourhood centre is currently served by Filey Close which is a local access road off Scarborough Avenue. This Close also serves a number of residential properties which includes Somerton Court, Grosvenor Court and Blythe Close. The road also serves the public house, the Symonds Green Health Centre and the Community Centre/Church. This access would not be altered as it is of a sufficient width for two-way traffic to safely enter and exit the site.
- 7.6.2 Turning to primary pedestrian access, there is an existing public footpath which runs along the northern boundary of the site. This footpath runs between the existing surface car park adjacent to the public house and community centre through to an underpass which connects to the cycle track on Gunnels Wood Road. The proposal does not seek to alter this existing footpath arrangement.
- 7.6.3 In respect of visibility splays, the existing access point at the junction of Filey Close and Scarborough Avenue currently has adequate vehicle to vehicle and pedestrian visibility splays in line with the Department for Transport (DfT) Manual for Streets and Roads in Hertfordshire. It is also considered that the proposed car parking area and access/egress point for the internal service yard/car parking area, would also have adequate visibility splays in line with the aforementioned documents. This view is supported by Hertfordshire County Council as the Highways Authority.
- 7.6.4 In assessing traffic generation, the applicant's transport consultant has produced a transport assessment which incorporates details of proposed traffic generation for weekdays. The traffic figures identify for the residential element that on Weekday AM peak hour (08:00 to 09:00) there would be 8 two-way trips (net increase of 6) and 18 two-way (net increase of 7) trips in Weekday PM peak hour (17.00 hour). This equates to one additional two-way vehicle trip every 10 minutes during both the AM and PM peak hours. Turning to the retail units, the Transport Assessment identifies that the trip generation would be similar to the current situation. This is because the ground floor area of the building is not being extended, albeit, the former Council Estate Office, B1/B8 unit and A1 unit are being reconfigured to accommodate the 3 new units. Given this, Hertfordshire County Council as the Highways Authority considers that the low levels of trip generation to and from the site would be acceptable in that it would not prejudice highway safety.

7.7 Parking

- 7.7.1 Policy T15 of the Local Plan (2004) states that car parking provision should be made at, or below, the maximum provision which is specified in the Council's adopted standards. Policy IT5 of the Draft Local Plan (2016) states that planning permission will be granted where proposals comply with the parking standards set out in the plan.

- 7.7.2 Appendix B of the Draft Local Plan (2016) and the Council's Car Parking Standards SPD sets out the maximum amount of off-street parking for residential development based on the number of bedrooms. The proposed development in line with the Council's Car Parking Standards would require 27 off-street parking spaces. Given the application site is not located in a residential accessibility zone, the Council would require the maximum number of spaces in this instance.
- 7.7.3 The proposed development would seek to provide 22 off-street parking spaces which is a ratio of 1:1. However, this is a shortfall of 5 off-street parking spaces as required under the Council's Parking Standards. Notwithstanding this shortfall, it is identified that the application site is located in a sustainable location. This is because there is direct access to local facilities such as the doctors surgery, community centre and church along with the co-operative food store, pharmacy and fast food establishments. The proposal would also comprise of additional retail and business floorspace which supports the sustainability of the development.
- 7.7.4 Further to the above, the site is well served by public footpath connections and is in close proximity to the well-established cycle network. In this regard, the provision of a secure cycle facility on site for 25 spaces, which exceeds the Council's Parking Standards, would encourage a modal shift towards more sustainable forms of transport. The site is also in close proximity to a bus stop which serves bus route SB8/SB9. Therefore, the site has the accessibility characteristics of the Council's Residential Accessibility Zone 3 which are characterised as being within 400m of a local shop with good passenger transport links. The site is also a short distance from the local primary school which can be accessed by the cycle network. In this regard, the Parking Provision SPD seeks to reduce car use in areas of high accessibility by applying reductions to the standards which in zone 3, the SPD states that car parking should be between 75% to 100% of the maximum standards.
- 7.7.5 Given the above, the provision of 22 spaces equates to 81% of the maximum parking standard of 27 spaces. This is considered to be acceptable given the development is highly sustainable with good access to public transport the cycle network and local facilities. Furthermore, there is a surface car park located to the east of west of the site which can also act as an overflow for any visitors to the residential apartments.
- 7.7.6 Turning to the existing retail and fast food units which are to be retained, the surface car park to the east and west of the site would continue to serve these units. In regards to the proposed 2 no. retail units and 1 no. business unit, these would also be able to utilise the existing surface car parking areas which previously served the former Council Estate Office and still serve the A1 (shop) and B1/B8 units located to the rear of the building. Therefore, sufficient off-street parking would be available to serve the non-residential element of the development.

7.8 Development and Flood Risk

- 7.8.1 The application site is located within Flood Zone 1 within the Environment Agency's flood risk map. Flood Zone 1 is defined as land having less than 1 in 100 annual probability of flooding. Therefore, all developments are generally directed to Flood Zone 1. Notwithstanding this, the application which has been submitted to the Council is classified as a Major development, therefore, in line with the Town and Country Planning (General Development Procedure) (England) Order 2015, the applicant has provided a Sustainable Urban Drainage Strategy.
- 7.8.2 Following consultation with Hertfordshire County Council as the Lead Local Flood Authority (LLFA), they have confirmed that the applicant has provided sufficient detail to demonstrate that there is a feasible drainage scheme for the site. Accordingly, the LLFA raise no

objection on flood risk grounds subject to conditions which are included in section 9.1 of this report.

7.9 Other matters

Sustainable construction and climate change

- 7.9.1 Policy EN38 of the adopted Local Plan states that development proposals will be expected to demonstrate that methods of maximising energy efficiency and supplying of energy in the development need to be considered. Policy FP1 of the Draft Local Plan (2016) states that planning permission will be granted for development that can incorporate measures to address adaptation to climate change. New developments will be encouraged to include measures such as:
- o Ways to ensure development is resilient to likely future variations in temperature;
 - o Reducing water consumption to no more than 110 litres per person per day, including external water use;
 - o Improving energy performance of buildings;
 - o Reducing energy consumption through efficiency measures;
 - o Using or producing renewable or low carbon energy from a local source; and
 - o Contributing towards reducing flood risk through the use of SuDS or other appropriate measures.
- 7.9.2 The applicant has submitted an Environmental Sustainability Statement as part of this application. The development would comprise of low energy lighting and heating systems with the use of photovoltaic panels on the roof. The development would comprise temperature control zones to avoid heating parts of the units which are not in use. The applicant would also install water efficient measures to ensure that water consumption is no more than 110 litres per person per day. The development would also be constructed to meet current regulations which will mean that the building would have a high air tightness (low level of air leakage though windows, doors, walls etc.) and be thermally efficient with the use of appropriate insulation in the walls and new windows and doors.
- 7.9.3 Given the above, it is considered that the development has been carefully designed to ensure that it is energy efficient, has a low level of water consumption and is constructed in a sustainable manner. However, if planning permission were to be granted, a condition would be imposed requiring the applicant to submit a Site Waste Management Plan. This condition would ensure that the applicant provides further details on sustainable construction, including details of the recycling of materials and how they intend to reduce the level of waste being sent to landfill.

Dust

- 7.9.4 The developer during the construction phase, will need to control any potential dust which is generated. The applicant would be required to devise a scheme of dust control measures (applicable for demolition and construction works). This would be controlled via the implementation of a condition attached to any planning permission issued.

Land contamination

- 7.9.5 Paragraph 106 of the NPPF (2012) states that there is a requirement to prevent both new and existing development from contributing or being put at unacceptable risk from the levels of soil, air, water or noise pollution. Under paragraph 120 of the same document, in order to prevent unacceptable risks from pollution including sites which are affected by contamination, it is the responsibility of the developer or land owner for securing a safe development.

- 7.9.6 The application would result in the re-development of the existing car park which may have pollutants associated with motor-vehicles. The development would also involve the demolition of the existing community centre, shops and flat block which were constructed in the 1960's. Therefore, there is the potential for the presence of asbestos as well. It has also been confirmed by the Environmental Health Department that land contamination could be an issue which could arise when developing the site.
- 7.9.7 Given the above, it is recommended that a condition be attached to any permission issued requiring the submission of a land contamination survey. It is also recommended that a condition be imposed requiring the submission of an asbestos survey to be approved in writing by the Local Planning Authority. This will ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure development can be carried out safely with unacceptable risks to workers, neighbours and other off site receptors.

Construction Noise and Management

- 7.9.8 In regards to noise, due to the proximity of the proposed development to a number of residential properties. The Council's Environmental Health Department has recommended a condition which would restrict the hours of demolition of construction works. With the imposition such a condition, this would ensure that the amenities of the nearest residential properties are protected during the demolition and construction phases of the development.
- 7.9.9 Further to the above, the Council's Environmental Health Department recommend a condition be imposed requiring details of a Demolition and Construction Method Statement to be submitted for approval before commencement of development. This is in order to minimise and control noise and vibration which could affect the amenities of nearby residential properties. It is also recommend a condition be imposed for the screening and enclosure of plant and machinery as well as control any burning of waste on the site which again, is to ensure the amenities of neighbouring properties is protected during the construction phase of the development.

8. CONCLUSIONS

- 8.1 In summary, the principle of residential development has been established on this application site. The development is of a high quality design which would significantly enhance the existing building given its limited architectural merit. The proposal would not have a detrimental impact on the visual amenities of the area, nearby residential amenities, parking, access and highway safety. Furthermore, the proposed development would be a sustainable form of development where it would be energy efficient and adaptable to climate change. Given this, the proposed development is considered to be acceptable in line with the Council adopted Local Plan, draft Local Plan, Planning and Design Guide SPD (2009), the Council's Car Parking Standards SPD (2012), the NPPF (2012) and NPPG (2014).

9. RECOMMENDATIONS

- 9.1 That Planning permission be GRANTED subject to the applicant having first entered into and completed a S106 agreement to secure/provision of a financial contribution towards:-
- The provision of a financial contribution towards affordable housing;
 - HCC Library;

- SBC Open outdoor sport; and
- SBC Children's play space.

The detail of the S106 agreement to be delegated to the Head of Planning and Engineering with the Head of Legal Services and subject to the following conditions/reasons:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans:
DP 100 A; DP 300 H; DP 301 G; DP 302 F; DP 303 B; DP 310 C; DP 311 C; DP 320 A; DP 321 A;
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 (including any demolition or site clearance) shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.
- 4 No development (including any demolition or site clearance) shall take place until a scheme of dust control measures has been submitted to and approved in writing by the Local Planning Authority. The dust control measure shall thereafter be implemented in accordance with the approved details. Dust and airborne particulates from operations on site shall be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust.
REASON:- To protect the amenities of adjoining land users.
- 5 No development (including any demolition or site clearance) shall take place until a detailed Demolition and Construction Method Statement, including details of any piling operations if required, is submitted to and approved in writing by the Local Planning Authority. The Method Statement shall detail and advise of the measures in accordance with the best practicable means to be used to minimise construction noise and vibration likely to affect adjacent residential premises. The approved Statement shall be adhered to throughout the construction period.
REASON:- To protect the amenities of adjoining land users.
- 6 No development (including any demolition or site clearance) shall take place until a methodology for the screening and enclosure of plant and machinery to be used during the construction period has been submitted to and approved in writing 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 work. This methodology shall be implemented in accordance with the approved details.
REASON:- To protect the amenities of adjoining land users.
- 7 No development (including any demolition or site clearance) shall take place until a survey has to be carried out to identify the presence of any asbestos which has first been 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. The correct enforcing authority must be notified of these removal works at least 14 days prior to removal works taking place.

REASON :- To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure development can be carried out safely with unacceptable risks to workers, neighbours and other off site receptors.

- 8 No development of the site shall take place until final design details of the SuDS elements and the drainage network is completed and sent to the LPA for approval.

The design of the drainage scheme shall also include:

- 1) Clarification of the proposed surface water runoff discharge rates out of the site during the following rainfall events:
 - 1 in 30 year return period
 - 1 in 100 year plus 40% climate change allowance
- 2) Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and invert levels, including the details of the discharge point.
- 3) Engineering details of the proposed permeable pavements.
- 4) Details of future maintenance of the drainage scheme.

REASON:- To ensure that the site can effectively be drained and maintained during the lifetime of the development.

- 9 No development of the site shall take place until written confirmation from Thames Water has been received identifying that there is capacity in the surface water sewer network to accommodate the proposed discharge rates.

REASON:- To ensure that the site can effectively be drained and maintained during the lifetime of the development.

- 10 The development permitted by this planning permission shall be carried out in accordance with The SuDS statement dated July 2016 prepared by Shear Design and the following mitigation measures as detailed within the SuDS statement.

- 1) The surface water run-off generated by the development discharged into the ordinary watercourse must not exceed of 19 l/s during the 1 in 100 year + climate change event.
- 2) Attenuation volume must be provided for by permeable pavements 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 event plus an allowance for climate change. An area of 150 m² will be covered by permeable pavements; as shown in the proposed drainage sketch plan 16137-SK100 included in Appendix iii of the SuDS statement.

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 (LPA).

If after further detailed design and calculations the applicant proposes a reduction in the

attenuation volumes to be provided in each catchment, such changes will need to be agreed with the LPA.

REASON:- To prevent flooding by ensuring the satisfactory disposal of surface water from the site.

- 11 No development shall take place until 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 (if required) to site as part of the development has been submitted to and approved in writing by the Local Planning Authority.
REASON:- In order to reduce the level of waste generated during the construction of the development and to recycle all waste where possible.
- 12 Prior to the first occupation of the dwellings hereby permitted the approved car parking area shall be marked, surfaced and constructed in accordance with the details identified on drawing DP 300 H and shall be permanently retained in that form thereafter.
REASON:- To ensure sufficient parking provision in accordance with the Council's adopted standards is maintained for all dwellings on site in perpetuity.
- 13 Prior to the first occupation of the dwellings hereby permitted the approved secure cycle parking area shall be constructed in accordance with the details identified on drawing DP 300 H and shall be permanently retained in that form thereafter.
REASON:- To ensure that sufficient cycle parking provision in accordance with the Council's adopted standards is maintained for all dwellings on site in perpetuity.
- 14 No construction work 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 0730 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays.
REASON:- - To safeguard the amenities of the occupiers of neighbouring properties.
- 15 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to the first occupation of the development. Any external lighting shall be provided in accordance with the details so approved.
REASON:- In order to protect the amenities of nearby residential properties.
- 16 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.
REASON:- To protect the amenities of adjoining land users.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises marked up as Retail Unit#1(B1 Use) as shown on drawing number DP 300 H shall only be used as Use Class B1 (Business) and for no other purpose (including any purpose in Class B on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).
REASON:- To ensure that the existing B1 (business) class development is adequately re-provided within the neighbourhood centre.
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises marked up as Retail Unit #2 as shown on drawing number DP 300 H shall only be used as Class A1 (Convenience) and for no other purpose (including any purpose in Class A on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or

any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

REASON:- In order to protect the vitality and viability of Stevenage Town Centre.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises marked up as Retail Unit #3 as shown on drawing number DP 300 H shall only be used as Class A1 (shop) and for no other purpose (including any purpose in Class A on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

REASON:- To ensure that the existing class A1 (shop) use is adequately re-provided within the neighbourhood centre.

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.

INFORMATIVES

Police Crime Prevention

The proposed development should achieve Secured By Design (SBD) accreditation in order for it to comply with current Building Regulations. The Police Crime Prevention Design Advisor and can be contacted by telephone on 01707 355227 or email mark.montgomery@herts.pnn.police.uk

Lead Local Flood Authority

The LPA will need to satisfy itself that the proposed surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the applicant.

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 Council Supplementary Planning Documents – Parking Provision adopted January 2012.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.