

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

Date: Tuesday 6 December 2016

Time: 18.30 p.m.

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

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

Started at: 18.30pm

Ended at: 19.10pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors M McKay and G Snell.

There were no declarations of interest.

2. MINUTES – TUESDAY 8 NOVEMBER 2016

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on Tuesday 8 November 2016 be approved as a correct record and signed by the Chair.

**3. APP REF: 16/00395/FPM – SYMONDS GREEN NEIGHBOURHOOD CENTRE,
UNITS 1-2 FILEY CLOSE, STEVENAGE**

The Committee considered an application involving the 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 Café 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.

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised that the issues for consideration were the acceptability of the proposal in land use policy terms; affordable housing and developer contributions, impact on the appearance of the area; its impact on residential amenities; means of access and traffic issues; parking issues; development and flood risk.

With regards to the land use policy, the Senior Planning Officer advised that site is designated as a neighbourhood centre under Policy NC2 of the Stevenage District Plan Second Review 1991-2011 and Policy HC1 of the Stevenage Borough Local Plan 2011 to 2031 Publication Draft (2016). Members were advised that the

proposed redevelopment would result in the modernisation of the existing premises which includes the co-operative store, pharmacy and hot food take-away units and that it seeks to provide 2 no. additional retail units and a B1 use class unit which would help to complement the overall shopping facilities available at the neighbourhood centre.

With regard to loss of the employment, the meeting was informed that the proposal would result in the loss of the vacant Stevenage Borough Council Estates offices as well as the existing Use Class B1/B8 unit presently operating from the neighbourhood centre, however the applicant is seeking to provide 1 no. Use Class B1 (business) premises which would accommodate some of the employment floor space which would be lost as a result of the scheme. Furthermore, the Officer advised members that in line with the NPPF, it was evident that there was no reasonable prospect of the estates office being let out for its approved use, and therefore, the loss of this unit is supported in this instance.

On the loss of community facilities, the Officer advised that the Tom Tiddlers Public House is classified as a community facility which would not be affected by the development proposal. With respect to the the existing community facilities located within the neighbourhood centre including the community café, the Officer advised that Committee that these are to be relocated into the Symonds Green Community centre as identified under planning permission 16/00227/FP.

In relation to retail, the Officer were advised that Policy SP4 of the Draft Local Plan supports the provision of additional convenience floorspace within the borough boundary. Members were also advised that Policy TC11 of the same document identifies that at least 1,500 square metres is allocated for extensions to existing centres. With these policies in mind, the Officer advised the committee that the provision of an A1 convenience store would be in line with the Council's draft retail policies. In regards to the existing A1 retail unit, this is to be directly replaced as part of the development.

On the proposal's compliance with the Council's Housing Policies, Members were advised that a material consideration with regards to the application was that the Council was currently unable to provide a five year supply of deliverable housing sites in line with the NPPF. Members were advised that the site is unallocated for housing within the adopted District Plan and is therefore considered to be a 'windfall site' where Policy H7 of the District Plan and Policy HO5 of the Draft Local Plan applies, which sets out a number of criteria against which proposals for residential development on sites not allocated in the District Plan should be assessed against. Members were informed that the site is on previously developed land and in a highly sustainable location with close proximity to a doctors surgery, small convenience store, pharmacy and hot food units. Furthermore he informed the meeting that the nearest primary school is located approximately 475m south-east at Woolenwick School and approximately 836m from Thomas Alleyne School and is well connected to alternative forms of transport. Members were also advised that the overall density of the development was considered to be acceptable due to the sustainable location of the site.

With regards to affordable housing, the meeting was informed that Policy HO7 of the emerging Local Plan requires that on previously developed sites 25% of new homes would be required to be affordable. However, in this instance, the applicant in negotiations with the Council's Housing Department had agreed to pay a financial

contribution of £310,000 which equates to the equivalent of 4 units or 20%.

Members were informed that in addition to affordable housing, financial contributions for commuted payments towards the Hertfordshire County Council library as well as improvements of nearby outdoor sports facilities and children's play space will be secured via a S106 legal agreement.

On the impact of the scheme on the appearance of the area, Members were advised that the scale of the extended building is acceptable as it would relate to the existing residential block of flats which surround the application site and that the proposed developments would be of high quality design which would help to improve the visual amenities of the area

The Committee was advised that there would be no impact on residential amenity as most of the development would overlook surface car parking, public highway and structural open space. He also noted that as the nearest residential properties (1-6 Filey Close) are located 15m to the south of the development with the proposal looking onto the blank flank wall of these properties, there would be no detrimental impact on the outlook or privacy of the existing owner/occupiers of these properties.

In terms of car parking provision the Committee was advised that the scheme would seek to provide 22 off – street parking spaces, a shortfall of 5 off street parking spaces as required under the Council's Parking Standards, however as the application site is located in a sustainable location with direct access to local facilities such as the doctors surgery, community centre and church, this was acceptable in line with the Council's Parking Standards.

On the impact of the scheme on highway network, the meeting was advised that the access road into the site would not be altered as it is of sufficient width for two-way traffic to safely enter and exit the site. The Officer also advised that a transport assessment had been included as part of the application process and that Hertfordshire County Council, the Highways Authority consider that the low levels of trip generation to and from the site would be acceptable in that it would not prejudice highway safety.

Members were informed that as the application is located within Flood Zone 1 within the Environment Agency's flood map. However, as the application was classed as a major, the applicant had provided a Sustainability Urban Drainage Strategy and that Hertfordshire County Council as the Lead Local Flood Authority have confirmed that the applicant had provided sufficient detail to demonstrate that there is a feasible drainage scheme for the site.

It was **RESOLVED** 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;

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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).

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).

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).

4. INFORMATION REPORT –DELEGATED DECISIONS

It was **RESOLVED** that the report is noted

5. INFORMATION REPORT – APPEALS/CALLED IN APPLICATIONS

None

6. URGENT PART 1 BUSINESS

None

7. EXCLUSION OF PRESS AND PUBLIC

None

PART II

8. URGENT PART II BUSINESS

None

Chair