



**PLANNING AND DEVELOPMENT COMMITTEE**

**Date:** Tuesday, 31 October 2017  
**Time:** 6.30 pm  
**Location:** Council Chamber - Council Chamber  
**Contact:** Lisa Jerome

Members:

Councillors: D Cullen (Chair), M Downing (Vice-Chair), D Bainbridge, L Briscoe, R Broom, L Chester, J Fraser, ME Gardner, L Harrington, G Lawrence, J Lloyd, A McGuinness, M McKay and M Notley

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**AGENDA**

**PART 1**

1. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**
2. **MINUTES - 5 SEPTEMBER 2017** 3 - 16  
To approve as a correct record the Minutes of the meeting of the Committee held on 5 September 2017 for signature by the Chair.
3. **APPLICATION 17/00653/FP ALMONDS LANE CEMETERY, ALMONDS LANE, STEVENAGE** 17 - 26  
To consider an application for the change of use of public amenity land to woodland burial site.  
  
Report attached
4. **17/00568/FP - 76 HOPTON ROAD, STEVENAGE** 27 - 32  
To consider an application for change of use of land from public amenity land to private residential land
5. **17/00094/FP - LAND AT REAR OF 15 BEDWELL CRESCENT, STEVENAGE** 33 - 48  
To consider an application for the erection of 1no two bedroom dwelling, erection of part two storey, part single storey rear extension and single storey front and side extension to existing dwelling and change of use from public amenity land to residential.  
  
Report attached
6. **17/00549/FPM - FUJITSU SERVICES, CAVENDISH ROAD, STEVENAGE** 49 - 64  
To consider an application for a single storey extension to existing Data Centre.

Report attached

**7. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS** 65 - 66

To note an information report on appeal or called-in applications.

Report attached

**8. INFORMATION REPORT - DELEGATED DECISIONS** 67 - 96

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

Report attached.

**9. URGENT PART I BUSINESS**

To consider any Part I Business accepted by the Chair as urgent.

**10. EXCLUSION OF THE PRESS AND PUBLIC**

To consider the following motions:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in paragraphs 1-7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

**11. URGENT PART II BUSINESS**

To consider any Part II Business accepted by the Chair as urgent.

## STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES

Date: Tuesday, 5 September 2017

Time: 6.30 pm

Place: Council Chamber - Council Chamber

**Present:** Councillors: David Cullen (Chair) (Chair), (Vice Chair), Margaret Notley, Lloyd Briscoe, Rob Broom, Laurie Chester, Michelle Elaine Gardner, Liz Harrington, John Lloyd, Andy McGuinness, Maureen McKay and Doug Bainbridge

**Start / End Time:** Start Time: 6.30 pm  
End Time: 7.40 pm

1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were submitted on behalf of Councillors Bainbridge, Downing, Fraser and Lawrence.

2 **MINUTES - 8 AUGUST 2017**

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

3 **17/00389/FPM - LAND TO THE WEST OF GRESLEY WAY AND TO THE SOUTH OF FERRIER ROAD STEVENAGE**

The Committee considered an application for the erection of 43 residential dwellings with associated access, internal road layout, drainage, landscaping and infrastructure.

The Development Manager gave an introduction to the Committee.

The Committee was advised that 14 of the 43 dwellings to be provided on-site would be affordable and would either be social rented housing or low cost market housing. The residential development would comprise predominantly traditional two and two and a half storey dwellings but also include an apartment block of four units and a smaller unit containing two flats close to the entrance of Ferrier Road. There would be two vehicular access points into the site.

The Committee was advised that six objections to the application had been received. The grounds of objection included increase in traffic to an already busy area, the removal of recreational land, disruption to residents during construction and the creation of a potential rat run for motorbikes and mopeds.

In response to the objections, the Development Manager advised that Herts County Council had no objections to the proposal subject to the recommended conditions contained in the report.

In relation to land use policy considerations, the Committee was advised that it was considered that the proposal would represent an appropriate residential use of this site. The residential development of the site complied with the National Planning Policy Framework and the adopted Local Plan which had allocated this site for housing. Additionally, the proposal complied with the emerging Local Plan by providing the necessary level of affordable housing on site and provided an appropriate mix of housing.

Officers informed Members that it was considered the proposal would have an acceptable impact on the character and appearance of the area, an appropriate design would also avoid any detrimental impact to the amenity of neighbouring occupiers. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of both car and cycle parking. Issues relating to wildlife, trees, open space provision, affordable housing and developer contributions would also be satisfactorily addressed through the use of conditions or a s106 legal agreement.

It was **RESOLVED:**

That planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement to secure / provide financial contributions towards: -

- The provision of 32.5% affordable housing on site;
- Primary education, secondary education and youth services;
- The improvement of outdoor sports facilities and children's play space;
- The improvement of the existing bus stops in the vicinity of the application site;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans: 088-001B, 088-PL-101D, 2016/3491/002D, E16-091-101P3, 088-PL200, 088-PL201, 088-PL202, 088-PL203, 088-PL204, 088-PL205, 088-PL206, 088-PL208, 088-PL210A, 088-PL211 and 088-PL212.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 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 buildings 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.

- 4 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The scheme shall also include a schedule of works for the trees on the boundaries of the application site. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.
- 5 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
- 6 No demolition or 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 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:
  - Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
  - Construction and storage compounds (including areas designated for car parking);
  - Siting and details of wheel washing facilities;
  - Cable trenches within the public highway that affect traffic movement of existing residents and highway users;
  - Foundation works;
  - Substation building;
  - Cleaning of site entrances, site tracks and the adjacent public highways;
  - Disposal of surplus materials.
- 8 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Construction Traffic Management Plan shall include construction vehicle numbers and routing of

construction traffic. The construction of the development shall then be carried out in accordance with the approved Plan.

- 9 No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
- 10 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
- 11 Within the areas to be fenced off in accordance with condition 10, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Statement carried out by SDP Consulting Engineers, Job No. E16.091, Issue 2 dated of June 2017 including the following mitigation measures detailed within the FRA:
  1. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
  2. Implementing appropriate drainage strategy based on attenuation and discharge into Thames sewer including SuDS features as indicated on drawing No. E16-091-101 Rev. P3 – Drainage Layout, prepared by Hill dated of 12.06.17.
  3. Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s/ha for the 1 in 100 year plus 40% climate change event.

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.

- 13 No development shall take place until the final design of the drainage scheme is completed and sent to the Local Planning Authority for approval. The scheme shall include;
  1. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

- 14 No development shall commence until a scheme to provide suitable bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.
- 15 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing hedging on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.
- 16 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
  2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
  3. The programme for post investigation assessment
  4. Provision to be made for analysis of the site investigation and recording
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  6. Provision to be made for archive deposition of the analysis and records of the site investigation
  7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation set out above.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis and publication where appropriate.

- 17 The development hereby permitted shall not commence until the proposed junction from Chells Park access road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 18 The development hereby permitted shall not be occupied until the proposed

junction from Chells Park access road has been constructed and the junction improvement works as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D have been provided to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

- 19 Before the driveways to all dwellings are first brought into use, pedestrian visibility splays of 0.65 metres by 0.65 metres each side shall be provided and permanently maintained. Within this area there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the junction with the edge of the carriageway of the highway respectively, along the access roads of the application site and from the intersection point along the edge of the carriageway.
- 20 The development hereby permitted shall not commence until the proposed access from Ferrier Road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. 088-PL101 revision C to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 21 The gradient of the access roads shall not be steeper than 1 in 20 for at least the first 20 metres from the edge of the carriageway.
- 22 No development shall commence until a scheme that demonstrates a precautionary approach in any development with regard to nesting birds, bats, reptiles and amphibians and also how the recommendations within the Preliminary Ecological Appraisal (Landscape Planning Ltd September 2016) are to be brought forward through the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before and during the course of the development.

4 **17/00376/FPM - DUPONT (UK) LTD, WEDGWOOD WAY**

The Committee considered an application for the erection of apartment building containing 70 apartments with associated access, parking and landscaping.

The Development Manager gave an introduction to the Committee. He advised that the application site comprised the northern most part of the former DuPont site where construction had commenced on the residential dwellings approved under a previous outline planning permission. The proposed apartment block would be set back from Wedgwood Way with a significant area of open space and landscaping in front of the building.

The Committee noted that the main issues for consideration in the determination of this application were its acceptability in land use policy terms, the impact on the



character and appearance of the area; the impact on both existing neighbouring amenities and future residential amenity; the effect of the proposals on the highway network and the adequacy of parking provision.

Officers advised that it was considered that whilst the application site was designated within the Pin Green employment area in the adopted Local Plan, there were now significant material considerations that outweighed the policy position of protecting this site for employment use. These factors comprised the fact that the residential use of the site had been accepted through the grant of both the outline permission and reserved matters approvals, the current lack of a five year housing land supply and the fact that the site had been taken out of employment use in the emerging Local Plan.

The Committee were also advised that the proposal would have an acceptable impact on the character and appearance of the area, would not harm neighbouring residential amenity, it would not adversely affect the operation or safety of the local highway network and it would provide a sufficient level of both car and cycle parking. Finally, issues relating to trees, affordable housing and developer contributions could be satisfactorily addressed through the use of conditions or a s106 legal agreement.

It was **RESOLVED**:

That planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement to secure / provide financial contributions towards: -

- The provision of 17 affordable housing units on site;
- Primary education and youth services;
- The improvement of outdoor sports facilities and children's play space;
- The improvement of existing bus stops in the vicinity of the application site;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans: 160105-625D, (63) SW (--)-002P2, 160105-624F, 4160638-1210P1, 4160638-SK1200P2, 4160638-SK1201P2 and 4160638-SK1202P2.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 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 building 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.

- 4 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting and shall also include a schedule of works for the trees in the tree belt on the western boundary of the site. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.
- 5 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
- 6 No demolition or 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 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:
  - Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
  - Construction and storage compounds (including areas designated for car parking);
  - Siting and details of wheel washing facilities;
  - Cable trenches within the public highway that affect the traffic movement of existing residents;
  - Foundation works that affect traffic movements of existing residents;
  - Substation building;
  - Cleaning of site entrances, site tracks and the adjacent public highways;
  - Disposal of surplus materials.
- 8 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Construction Traffic Management Plan shall include construction vehicle numbers and routing of construction traffic. The construction of the development shall then be carried

out in accordance with the approved Plan.

- 9 The development hereby permitted shall not be occupied until the proposed access road has been constructed as identified on drawing number 16 0105-625 revision D to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 10 Prior to occupation the access road shall be provided 5.5 metres wide for the first 15 metres complete with the surfacing course. The principal access road shall be 5.0 metres wide with the kerb radii along the internal layout being 6.0 metres and at the access to Wedgwood Way it shall be 8.0 metres which shall be complete with tactile crossing features.
- 11 No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
- 12 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site and immediately adjacent to the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
- 13 Within the areas to be fenced off in accordance with condition 12, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 14 No development shall commence until a Travel Plan, with the object of reducing residents travelling to the development by private car, has been submitted to and approved in writing by Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved scheme on the occupation of the first dwelling unless otherwise agreed in writing with the Local Planning Authority.
- 15 No development shall commence until a scheme to provide suitable bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.
- 16 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing hedging on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.

- 17 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
  2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
  3. The programme for post investigation assessment
  4. Provision to be made for analysis of the site investigation and recording
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  6. Provision to be made for archive deposition of the analysis and records of the site investigation
  7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation set out above.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis and publication where appropriate.

- 18 The apartment building shall not be occupied until such time as the agreed noise mitigation measures have been provided which shall include 2m high quality close-boarded fencing on the northern boundary of the site, double glazing and good acoustic passive ventilation.

5 **APP REF: 17/00532/FP - SYMONDS GREEN COMMUNITY CENTRE, FILEY CLOSE, STEVENAGE**

The Committee considered an application for the extension of 2.4m high green metal fence and retention of a 1.2m wide footpath

Councillor M Notley declared a personal interest in this item as the Chair of the Symonds Green Community Centre Management Committee and indicated that she would not take part in the vote.

Councillor L Chester also declared a personal interest in this item 5 as a Member of the Symonds Green Community Centre Management Committee and indicated that she would not take part in the vote.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Development Manager gave an introduction to the Committee. The Committee

was advised that the submitted plans identified the fence being moved out between 1.7m and 2.1m eastwards and the existing 2.4m high fence being relocated. The new 1.2m paved footpath would run from the patio area adjacent to the recently constructed front extension along the eastern side of where the relocated fence was proposed, linking to the cycleway/footpath to the north of the Community Centre.

Officers informed Members that the proposed relocation of the fence and enlargement of the existing outdoor play area along with the newly created footpath were not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not harm the amenities of the occupiers of the nearest adjoining residential premises.

It was **RESOLVED**:

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 061-C-001, 061-C-003-29, 061-C-003-30.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the fencing and footpath hereby permitted shall be as specified on the drawings and application details forming part of this application.

6 **APP REF: 17/00452/FP - LAND TO THE FRONT OF 9-35 HOLLY LEYS, STEVENAGE**

The Committee considered an application for the change of use of public amenity land to create new car parking area.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Development Manager gave an introduction to the Committee. He advised that the proposed change of use of this area of land and the creation of the additional parking facilities was not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not cause any significant harm to the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. The proposal would provide for much needed additional off street car parking to serve the area.

It was **RESOLVED**:

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: RS/HOLL/01, RS/HOLL/03, RS/HOLL/02B.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
4. 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 1330 on Saturdays.
5. Prior to the first use of the parking spaces hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the replacement landscaping and trees and their locations in order to offset the loss of the existing trees and landscaping at the site. The replacement planting shall be undertaken as agreed in the first available planting season following the completion of the works.
6. If within a period of five years from the completion of the development the replacement landscaping and trees die, are removed or become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

7 **APP REF: 17/00338/S106 - LAND BOUNDED BY BRAGBURY LANE, PEMBRIDGE GARDENS AND BLENHEIM WAY, STEVENAGE**

The Committee considered an application to seek permission to modify the wording of Schedule 2 to vary the timing of the payment of financial contributions relating to the development on the land bounded by Bragbury Lane, Pembridge Gardens and Blenheim Way, Stevenage.

The Development Manager gave an introduction to the Committee. The Committee was advised that the application sought permission to modify the wording of Schedule 2 to vary the timing of the payment of financial contributions to be made after the sale of the first dwellinghouse on the site. The applicant had advised the Council that due to financial constraints, cash flow issues and high build out costs (including the costs of pile and beam foundations), they were unable to make payment of the financial contributions specified in the legal agreement until the sale of the first house. No other changes were proposed to either the planning permission or the accompanying S106 agreement.

Officers clarified to the Committee that it was considered that the proposed variation was reasonable as it would still ensure the Council received the required financial

contributions as set out in the Agreement and these contributions would still be index linked.

It was **RESOLVED**:

That the variation of the S106 agreement be agreed and that authority be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed Solicitor on behalf of the Council to agree the precise wording of the variation to the S106 agreement.

8 **APP REF: 17/00255/ENF - 113 THE PASTURES, STEVENAGE**

The Committee considered an application relating to 113 The Pastures, Stevenage.

The Development Manager gave an introduction to the Committee. The Committee was advised that the property had recently undergone enlargement and alterations by way of a single storey rear extension and loft conversion as approved under reference 15/00671/FPH.

The Committee was advised that the current roof lights inserted on the rear roof slope of the property were deemed unauthorised by the Council as they did not accord with the plans approved. The application was accompanied by proposed floor and elevation plans, as well as a section of the property. None of the approved plans showed the style of window opening as inserted on the rear roof slope. Officers advised that the impact on the adjoining properties in The Hedgerows included the loss of privacy from overlooking due to reduced distances at third storey level, and the vertical element of a standard window opening when compared with a roof light which is inserted in the roof slope.

The Committee noted the representations from Town Planning Services (TPS), working on behalf of the owners Mr and Mrs Borrill regarding the Council's suggested action and consideration of the roof lights being unauthorised.

It was **RESOLVED**:

1. That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation and subject to an appointed solicitor by the Council being satisfied as to the evidence requiring the removal of the unauthorised rear roof lights and their replacement with non-balustrade centrally pivoted opening roof. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
2. That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary, including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.
3. That in the event of any appeal against the Enforcement Notice, the Assistant Director of Planning and Regulation be authorised to take any action required to defend the Enforcement Notice and any appeal against the refusal of

planning permission.

9 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

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

10 **INFORMATION REPORT - DELEGATED DECISIONS**

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

11 **URGENT PART I BUSINESS**

12 **EXCLUSION OF THE PRESS AND PUBLIC**

13 **URGENT PART II BUSINESS**

**CHAIR**



**Meeting:** PLANNING AND DEVELOPMENT  
COMMITTEE

**Agenda Item:**

# 3

**Date:** 31 OCTOBER 2017

**Author:** James Chettleburgh

01438 242266

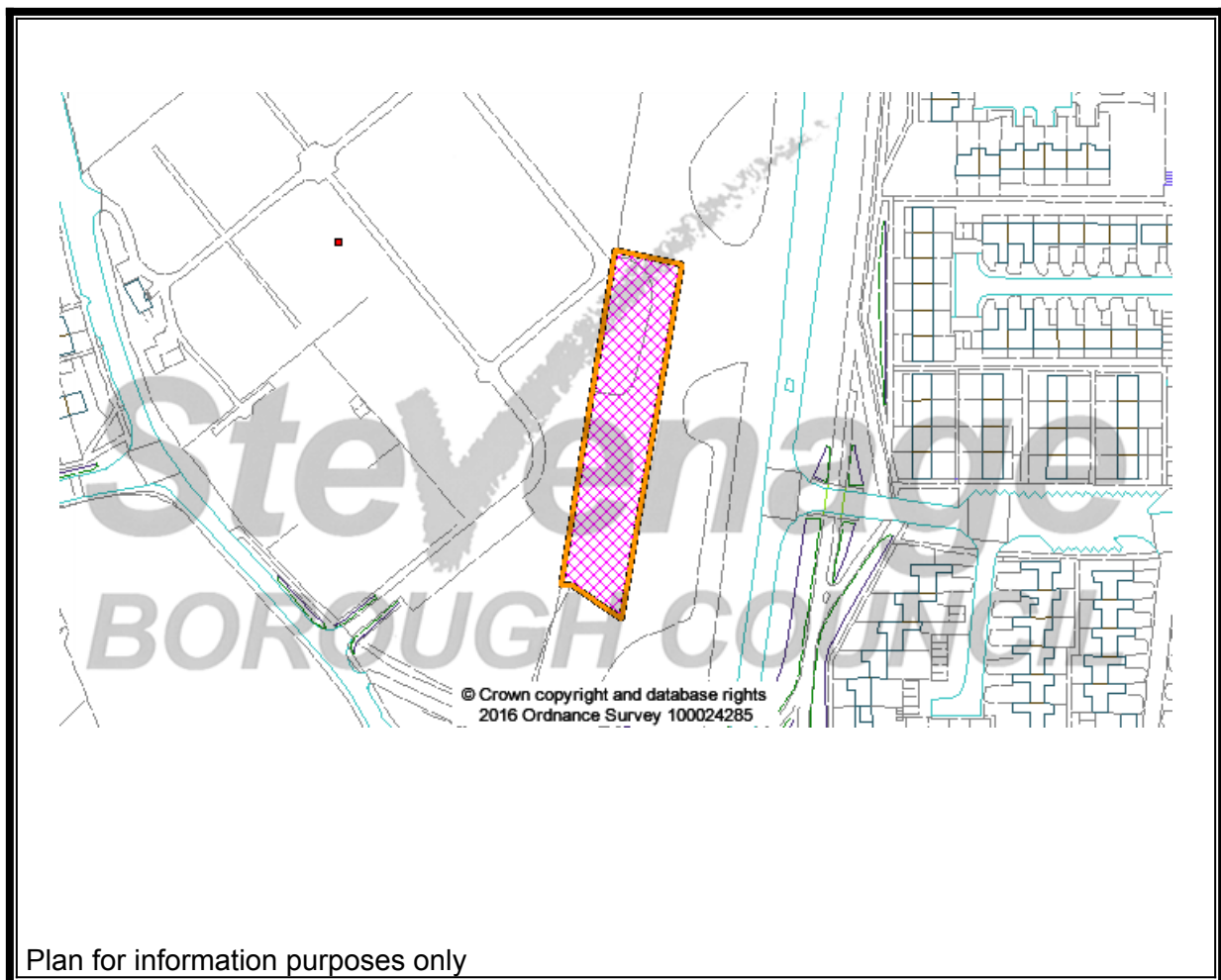
**Lead Officer:** Zayd Al-Jawad

01438 242257

**Contact Officer:** James Chettleburgh

01438 242266

Application No:	17/00653/FP
Location:	Almonds Lane Cemetery, Almonds Lane, Stevenage .
Proposal:	Change of use of public amenity land to woodland burial site.
Drawing Nos.:	Site Location Plan; Proposed Site Layout
Applicant:	Stevenage Borough Council
Date Valid:	15 September 2017
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 The application site, which measures 0.24 hectares in size, is a parcel of land located between Almonds Lane Cemetery (to the west) and Grace Way (to the east) and is designated as a Green Link. The site currently consists of an area of public amenity space which is bordered by a number of mature trees. In terms of topography, the site slopes down on a gentle gradient to the west from Grace Way towards the existing cemetery.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 Planning application 2/0047/64 sought permission for the extension to the cemetery. This was granted planning permission in April 1964.

## **3. THE CURRENT APPLICATION**

- 3.1 The current application seeks planning permission for an extension of the existing cemetery onto the application site and would provide a new woodland burial site. The application does not propose any new buildings and would utilise the existing cemetery facilities on the site. In addition, the proposal would comprise of an internal pathway through the site which would connect to the existing internal footpath connections within Almond Lane Cemetery.
- 3.2 Given the nature of the proposal, it would comprise the planting of a number of trees which will enhance the overall visual characteristics of the site. The site would be enclosed by a 2m high boundary fence which would be interwoven with mature hedging.
- 3.3 This application comes before the Planning and Development Committee as the applicant and land owner is Stevenage Borough Council.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 The application has been publicised by way of letters to nearby residential premises and the display of site notices. At the time of drafting this report responses have been received from the occupiers of numbers 22 and 23 Headingley Close, 10 and 43 Trent Close. The objections are for the following reasons:-

- A woodland burial site should be set in a woodland or meadow;
- The plans submitted are incorrect as the proposal is to the east and not the west and therefore, the application is misleading;
- It should not be located to the side of a busy highway;
- It is in an area where children play and go sledging and is also used by dog walkers and general members of the public;
- How will the extra traffic be managed?;
- There is a concern it would result in the loss in further open space in the future;
- Unacceptable loss of open space to a commercial enterprise;
- The land provides scenic value to the built up environment;
- The proposed development would involve the loss of public amenity land;
- There is a footpath running adjacent to the boundary of the cemetery which links the open spaces and therefore, a diversion would necessitate climbing a steep slope;
- The proposal would result in the loss of visual amenity as people currently enjoy the broad swathes of grassland as originally planned, the proposal would interrupt this;
- The proposed erection of welded mesh fence would have a negative impact on the northern boundary which has a steep slope and therefore will require stepped panels;
- A fair section of the site gets flooded and waterlogged in the spring;
- The proposed development is no benefit to the local community;

- The proposal will be expensive to develop due to the sloping topography of the site and therefore, the Council should withdraw the planning application.

## **5. CONSULTATIONS**

### **5.1 Hertfordshire County Council Highways**

- 5.1.1 It is considered that the proposed development would not have a detrimental impact on the safety and operation of the highway.

### **5.2 Environment Agency**

- 5.2.1 It is considered that the proposed development would be acceptable subject to a condition regarding the burials. This condition will ensure that all ground water would be protected and as such, there would be no risk to the wider environment.

### **5.3 Council's Environmental Health Section**

- 5.3.1 There are no concerns with the proposed development.

### **5.4 Council's Parks and Amenities Section**

- 5.4.1 The proposed development is considered to be acceptable. In terms of matters raised regarding boundary treatment and hardsurfacing, the case officer confirmed that these matters can be addressed via conditions if permission were to be granted.

## **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 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 TW8: Environmental Safeguards;  
Policy TW9: Quality in Design;  
Policy T6: Design Standard;  
Policy T12: Bus Provision;  
Policy T13: Cycleways;  
Policy T14: Pedestrians;  
Policy T15: Car Parking Strategy;

## **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 SP8: Good Design;  
SP11: Climate change, flooding and pollution;  
SP12: Green infrastructure and the natural environment;  
FP7: Pollution;  
Policy NH4: Green Link;  
Policy NH5: Trees and Woodland;  
Policy NH6: General protection for open space;

## **6.5 Supplementary Planning Documents**

Parking Provision Supplementary Planning Document January 2012.

## **7. APPRAISAL**

7.1 The main issues for consideration in the determination of this application are land use policy, impact on the character and appearance of the area, impact upon neighbouring amenities, means of access, parking provision, development and flood risk, trees and landscaping and the impact on the environment.

### **7.2 Land Use Policy Considerations**

7.2.1 The application site is not currently designated under the Stevenage District Plan Second Review 1991 – 2011 (adopted 2004) (hereby referred to as the adopted Local Plan (2004)). However, it would be classed as an area of structural open space under Policy TW2 of the aforementioned Plan. Given this, Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

7.2.2 Policy NH6 of the Stevenage Borough Local Plan 2011 – 2031 publication draft 2016 (herby referred to as the emerging Local Plan (2016)) stipulates that for development of any existing, unallocated open spaces, development would be permitted where:

A) the loss of the open space is justified having regard to:

- i) the quality and accessibility of the open space;
- ii) the existence, or otherwise, or any interventions to improve the quality or access;
- iii) whether the open space is serving its function and purpose; and
- iv) whether alternative space(s) remain available for community use, and

B) Reasonable compensatory provision is made.

7.2.3 In addition to the above, under Policy NH4 of the emerging Local Plan (2016) the site is designated as a Green Link. Given this, planning permission would only be granted where a proposal does not create a substantive physical or visual break in the Green Link; does not have a material adverse effect on the recreational, structural, amenity or wildlife value of the green link; reasonably provide extensions of, or connections to, existing green links through the provision of on-site open space, and, it reasonably contributes towards the maintenance, improvement of Green Links.

7.2.4 The proposed development would involve a change of use of 0.24 hectares of public amenity space in order to create a woodland burial ground. Given the area of public amenity land surrounding the cemetery is approximately 3.3 hectares in area, the proposal would only result in a reduction of this land by 7.27%. Consequently, there is a significant area of public amenity space which is being retained which can still be used by members of the community. In addition, the site is positioned on a slope and therefore, is a less usable area of public amenity space. Furthermore, as the proposal does not physically break the designated Green Link, members of the public can still utilise the rest of the Green Link which is not affected by the proposal. Moreover, the Council's Parks and Amenities Department, subject to conditions on boundary treatment and the hardsurfacing, consider the proposal would not have a detrimental impact on the public amenity space.

7.2.5 Further to the above, through the provision of additional planting and soft landscaping, the proposal would also help to enhance the visual amenities of the Green Link. Moreover, the development is of a benefit to the town given that it provides the first natural burial ground. Therefore, the overall benefit of the proposal outweighs the limited loss of open space and associated Green Link.

### **7.3 Impact on the Character and Appearance of the Area**

7.3.1 The NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, as set out in paragraph 131 bullet point 3, account of the desirability of new development to make a positive contribution to local character and distinctiveness need to be considered in the determination of planning applications.

7.3.2 Turning to the Planning Practice Guidance (PPG) (2014), Paragraph 001 reinforces the NPPF in that it states that good quality design is an integral part of sustainable development. Further, the guidance states that it is recognised in the NPPF that design quality matters and that planning should drive up standards across all forms of development. The guidance goes on to state that as a core planning principle, decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

7.3.3 The above is supported by adopted Local Plan (2004) Policies TW8 and TW9 and Policies GD1 and SP8 of the emerging Local Plan (2016) and the Council's Design Guide SPD (2009).

7.3.4 The proposed development, in order to create a woodland burial ground, would be enclosed by a 2m high welded mesh fence which would tie into the existing boundary fence. In order to soften the appearance of the fence and to protect the visual amenities of the area, the planting of hedging along the boundary of the site would be undertaken. To ensure the boundary treatment and associated hedging is acceptable from a visual perspective, a condition could be imposed to any permission issued requiring further details of the fencing and hedging be considered before the commencement of development.

7.3.5 Further to the above, the proposal would comprise the planting of a number of trees along the boundary, combined with some tree planting as part of the burial process, in order to create a woodland environment. This would enhance the visual amenity value of the site as it would benefit local wildlife and ecology. It would also reflect the appearance of the nearby wooded area located to the south of the application site.

7.3.6 In regards to the footpath which would run through the application site, this would be constructed from a temporary, bio-degradable material. This footpath would be connected to the existing tarmac road located within the existing cemetery site. The internal footpath would be designed to allow access for both machinery and people and would follow the least steep gradient. However, if planning permission were to be granted, a condition could be imposed requiring further details of the hardsurfacing which is to be created as part of the development. This is to ensure that firstly, it does not harm the visual amenities of the area and secondly, it will allow the Council to provide suitable access to the woodland burial site for persons who are disabled.

7.3.7 Given the aforementioned assessment, it is considered that the proposed development would not have a detrimental impact on the character and appearance of the site nor harm the visual amenities of the wider area.

## **7.4 Impact upon Neighbouring Amenities**

7.4.1 The proposed development site would be located approximately 79m from the nearest residential properties which front onto Grace Way. Given the aforementioned separation distance combined with the sloping topography of the application site; it would not have a detrimental impact on the amenities of nearby residential properties.

## **7.5 Means of access**

7.5.1 The existing cemetery is accessed off Almonds Lane which is designated a local access road with a limited speed restriction of 30mph. The proposed development does not seek to extend or alter this existing vehicular access. In regards to the existing vehicular access point itself, this has sufficient vehicle-to-vehicle inter visibility and pedestrian visibility in accordance with the Department for Transport (DfT) Manual for Streets. In addition, due to the layout of the existing surface car park, vehicles can safely manoeuvre within the existing cemetery and exit in a forward gear.

7.5.2 In terms of traffic generation, the proposal is unlikely to significantly alter the level of traffic which is currently generated by the existing cemetery. Given the aforementioned assessment, Hertfordshire County Council as Highways Authority do not consider the proposed development would have a detrimental impact on the safety and operation of the highway authority.

## **7.6 Parking provision**

7.6.1 Policy T15 of the adopted 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 emerging Local Plan (2016) states that planning permission will be granted where proposals comply with the parking standards set out in the plan.

7.6.2 There are no specific standards in the Council's Car Parking Standards SPD (2012) for cemeteries (Use Class Sui Generis). Notwithstanding this fact, given the nature of the proposed development, it is unlikely to generate an increase parking demand and given there is an existing surface car park at the cemetery, it is considered that this would be sufficient to accommodate the proposed extension to create a woodland burial site and the existing cemetery.

## **7.7 Development and flood risk**

7.7.1 The application site is designated as Flood Zone 1 as set out in the Environment Agency flood risk maps. Given that the probability of flooding from water sources such as rivers is low, it is considered that Flood Mitigation Measures would not be required in this instance. In terms of surface water flooding, it is noted that there is a foul water sewer system which runs through the existing cemetery which has flooded in the past, however, this does not run through the application site.

7.7.2 Separate to the above, there is a surface water pipe which runs through the application site which is operated by Thames Water. This pipe is designed to drain water away and as such, the proposal is unlikely to affect this existing drainage system. Furthermore, the proposal would comprise the planting of additional trees and limited hardsurfacing and as such the likelihood of the site flooding from surface would be low.

## **7.8 Trees and Landscaping**

7.8.1 Policy EN13 of the Local Plan (2004) states that development proposals will be expected to protect and retain individual trees within development sites and should include new planting where appropriate. Policy NH5 of the emerging Local Plan (2016) stipulates that where

proposals result in the loss of trees which is demonstrated to be unavoidable, sufficient land should be reserved for appropriate replacement planting and landscaping which are of equal or better quality than the trees which are lost. In addition, they should be sensitively incorporated into the development and provide appropriate locally native species of similar maturity.

- 7.8.2 The proposed development does not consist of or include the removal of any trees to facilitate the change of use of the land to a woodland burial site. In addition, the proposed development comprises the provision of additional soft landscaping and tree planting which would help to enhance the visual appearance of the site. Moreover, the proposal would also utilise mature planting in order to soften the appearance of the fencing and for the development to assimilate itself with the existing cemetery.

## **7.9 Impact on the Environment**

- 7.9.1 The proposed development is considered by the Council's Environmental Health Section to generate a low risk to the wider environment. In addition, the Environment Agency does not consider the proposed development would have a detrimental impact on ground water and the wider environment subject to a condition. This condition will control where burials can be undertaken within the application site to ensure ground water is not affected during the lifetime of the development.

## **7.10 Other matters**

- 7.10.1 One of the issues raised by local residents is that the development proposal should be located within woodland or meadows. However, the Council does not own any woodland areas which can be closed off to members of the public and be utilised as a woodland burial ground. In addition, the use of existing woodland or meadows would generate potential issues with impact on established ecology and potentially protected species. Furthermore, some of the meadow areas within Stevenage fall within a Flood Zone. Therefore, it is considered that the location of the proposed development in this instance is acceptable.
- 7.10.2 In regards to the concerns about further loss of open space, each application has to be assessed on its own merits. It is not for the Council to assume that future expansion is to be undertaken at the cemetery. However, if a formal application were to be made in the future, an assessment would be undertaken to determine whether or not such additional expansions to the cemetery would harm the established public amenity space and designated Green Link.
- 7.10.3 In regards to footpaths, despite the concerns raised by local residents, the application site does not comprise of any footpaths which need to be stopped up and/or diverted in order to facilitate the creation of the woodland burial ground. In respect to the concerns raised about the costs of carrying out the development, this is not a material planning consideration.

## **8. CONCLUSIONS**

- 8.1 It is considered that the proposed development would not have a detrimental impact on the public amenity space or the designated Green Link. Furthermore, the proposed development would not have a detrimental impact on the amenities of nearby residential properties or prejudice the safety and operation of the highway network. Moreover, the proposal would have sufficient off-street parking and with a low probability of being susceptible to surface water flooding. In addition, the proposal would not harm any existing trees which are to be retained with additional tree planting being created. It is also considered that the proposal would have a low risk of creating contaminants which could affect the environment.



- 8.2 Given the above, the proposed development accords with the Policies contained within the adopted Local Plan (2004), the Council's Draft Local Plan (2016), the Council's Supplementary Planning Documents, the NPPF (2012) and NPPG (2014).

## 9. RECOMMENDATIONS

- 9.1 That Planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Location Plan; Proposed Site Layout

**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, including site clearance, until full details of the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development the boundary treatment shall be erected as approved and shall thereafter be permanently retained and maintained.

**REASON:-** To ensure the development has an acceptable appearance and does not harm the visual amenities of the designated Green Link.

- 4 No development shall take place, including site clearance, until details of the hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme shall, as approved, be carried out in the first planting season. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary to continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

**REASON:-** To ensure the development has an acceptable appearance and does not harm the visual amenities of the designated Green Link.

- 5 The hard landscaping scheme as approved by the Local Planning Authority shall be implemented within six months after the first use of the development hereby permitted has commenced.

**REASON:-** To ensure the development has an acceptable appearance and does not harm the visual amenities of the designated Green Link.

- 6 No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours. These times apply to work, which is audible at the site boundary.

**REASON:-** To protect the amenities of adjoining land users.

- 7 All burials at the cemetery shall be:-

- A minimum of 50m from a potable groundwater supply source;
- A minimum of 30m from a water course or spring;
- A minimum of 10m distance from field drains;

- No burial into standing water and the base of the grave must be above the local water table.

**REASON:-** In order to protect ground water, the site is located in Source Protection Zone 3 (SPZ3) and any new burials must not pose a risk to the environment.

### **Pro-active Statement**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and 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.

### **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 Planning Policy Guidance March 2014.

**Meeting:** PLANNING AND DEVELOPMENT COMMITTEE      **Agenda Item:** **4**

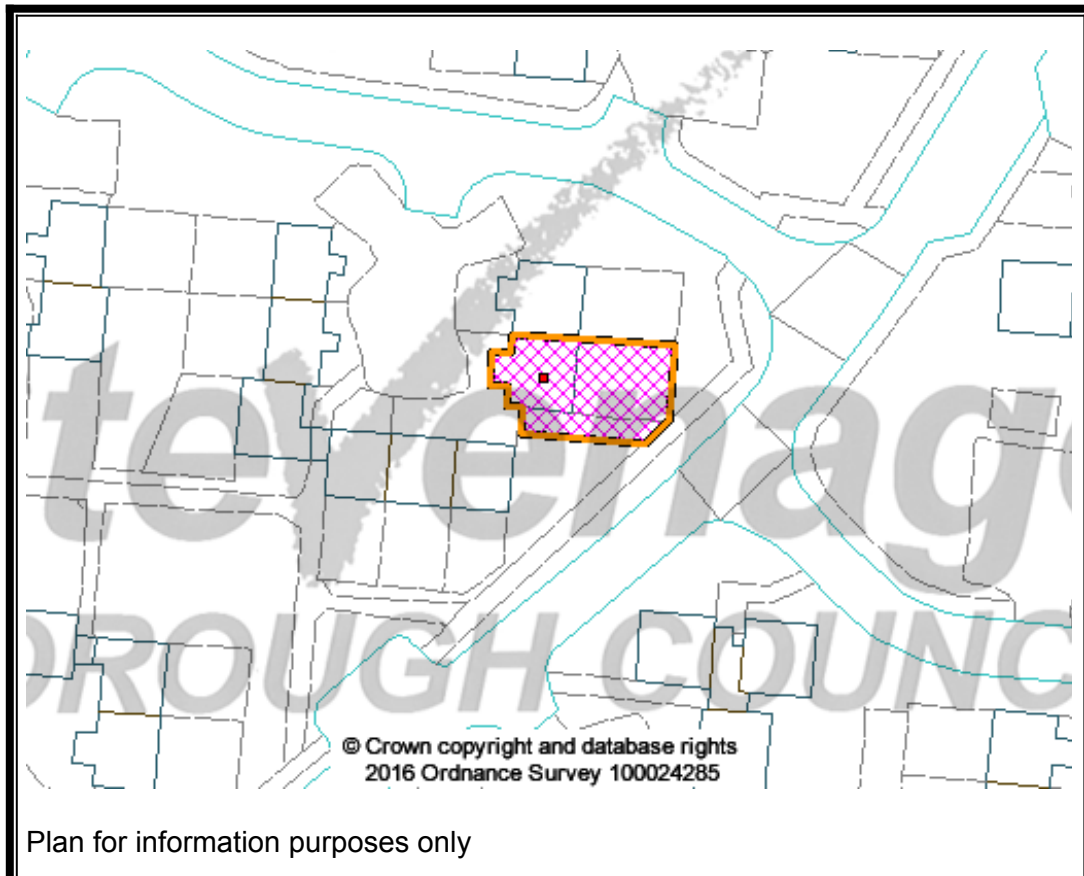
**Date:** 31 OCTOBER 2017

**Author:** Rebecca Elliott      01438 242836

**Lead Officer:** Zayd Al-Jawad      01438 242257

**Contact Officer:** Rebecca Elliott      01438 242836

Application No:	17/00568/FP
Location:	76 Hopton Road, Stevenage
Proposal:	Change of use of public amenity land to private residential land.
Drawing Nos.:	Site location plan.
Applicant:	Mr Chetan Mistry
Date Valid:	14 August 2017
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 76 Hopton Road is a semi-detached town house, located on the northern side of Hopton Road. The property forms part of a courtyard of buildings facing on to a communal parking area, and areas of landscaping. To the south the property adjoins an area of green open space, with No.74 located south west and orientated at a perpendicular angle to the application site. The existing rear garden faces on to the main arm of Hopton Road and the open space.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 74 Hopton Road applied for a change of use of amenity land to private garden land under reference 15/00684/FP. Permission was given for a strip of land measuring between 2.7m and 3m wide and a maximum of 14m in length, and 10.9m at its shortest due to the south to east direction of the road. The owner of No.74 initially consulted with the Council to purchase the majority of the area of open space, but was offered the smaller area, as above.

## **3. THE CURRENT APPLICATION**

- 3.1 The current application seeks planning permission for the change of use of an area of amenity land to residential curtilage and the erection of 1.8m high fencing, to form an area of additional rear garden space. The parcel of land seeking the change of use forms part of a larger triangle of open space between the highway and built form of No's 74 and 76 Hopton Road. The area to be enclosed extends from the western front/side boundary towards the east at a length of approximately 14m, tapering along the rear boundary to match the adjoining footpath line. The front/side boundary would adjoin the side boundary of No.74 who received permission for a similar change of use and enclosure in 2015. The land would measure a maximum of approximately 3m in width.
- 3.2 The application comes before Committee for consideration as the land in question is in the ownership of Stevenage Borough Council and an objection has been received against the proposal.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 The proposal has been publicised by way of letters to immediately adjoining premises and a site notice posted on a lamp post to the south of the site. One letter of objection has been received from 74 Hopton Road. The objection raised relates to the position and proximity of the proposed land and boundary treatment against and using the existing boundary treatment of No.74. The owner of No.74 also raised objections that they were unable to purchase the larger area of land as part of their application, and therefore No.76 shouldn't be allowed to purchase the land.

## **5. CONSULTATIONS**

- 5.1 None required

## **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 District Plan**

TW2 Structural Open Space  
TW8 Environmental Safeguards  
TW9 Quality of Design

### **6.4 Emerging Local Plan**

GD1 High Quality Design  
NH6 General Protection of Open Space

## **7 APPRAISAL**

- 7.1 The main issues for consideration in the determination of this application are the impact of the loss of the amenity land on the character and appearance of the area, and impact on neighbour amenity.

### **7.2 Loss of Amenity Land and Impact upon the Character and Appearance of the Area**

- 7.2.1 The land the subject of the change of use is currently in the ownership of the Borough Council and constitutes a small informal piece of open space as defined by policy TW2 of the Local Plan. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development proposal may have are a) the size, form, function and character of the structural open space affected by the development proposal; and b) the impact of the development proposal on the structural open space.

- 7.2.2 Furthermore, the new emerging Local Plan Policy NH6 for general protection of open space states that the loss of unallocated open space should have regard to the quality and accessibility of the open space, whether the open space is serving its function and purpose, and whether alternate space(s) would remain available for community use.

- 7.2.3 The application site forms part of a larger area of open amenity space. The whole area is part of a wider characteristic of the estate, breaking up the built form of the rows of terraces, which sit perpendicular to each other. As the rows of terraces end, the open spaces provide areas of green throughout the estate. The area of land the subject of this application is laid to grass. The change of use of this strip of the open space would

have minimal impact on the form and function of the larger open space in the area, despite No.74 having carried out a similar change of use in 2015. The area of open space retained between the two properties is sufficient to fulfil its original role within the estate layout and design.

- 7.2.4 Fencing in keeping with the existing boundary treatments is proposed around all sides of the land. The proposed boundaries marked with a 'T' on the submitted location plan are proposed to be enclosed with high fencing as the land is to be used as rear garden. The proposed height of the fencing has not been stated. To remain in-keeping with the surrounding area it is considered reasonable to condition the fencing to be no higher than 1.8m. The proposal to enclose the strip of land is not considered to be harmful to the visual amenity of the street or surrounding area.

### **7.3 Impact on Neighbour Amenity**

- 7.3.1 The objector has raised concerns over the impact of the development on their boundary treatment, which has been recently erected following their own change of use application to convert a strip of the open space to rear garden. The proximity and position of the land the subject of this application would place the front/side boundary of No.76 immediately adjacent the boundary of No.74. However, the placement of a boundary up to an existing boundary is not a material consideration to prevent the issuing of an approval for planning permission. The matter associated with No.74 giving permission for No.76 to use their boundary treatment as part of their new garden boundary is a civil matter and does not impact on the consideration of this application.

## **8 CONCLUSIONS**

- 8.1 The proposed change of use of the land and its enclosure of the additional rear garden area with 1.8m high fencing is not considered to be detrimental to the form and function of the structural open space, the character and appearance of the area, nor the amenity of neighbouring properties. It is therefore recommended that planning permission be granted.

## **9 RECOMMENDATION**

- 9.1 Planning permission be GRANTED subject to the following conditions:-

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

**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 The approved area of land, shown red on the approved site location plan shall be enclosed by timber fencing no higher than 1.8m in height unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To ensure the development has an acceptable appearance.

### **Pro-active Statement**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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. Emerging Stevenage Local Plan 2011-2031.
4. Central Government advice contained in the National Planning Policy Framework March 2012 and the National Planning Policy Guidance 2014.
5. Letters received containing representations referred to in this report.
6. Responses to consultations with statutory undertakers and other interested parties referred to in this report.



**Meeting:** PLANNING AND DEVELOPMENT COMMITTEE      **Agenda Item:**

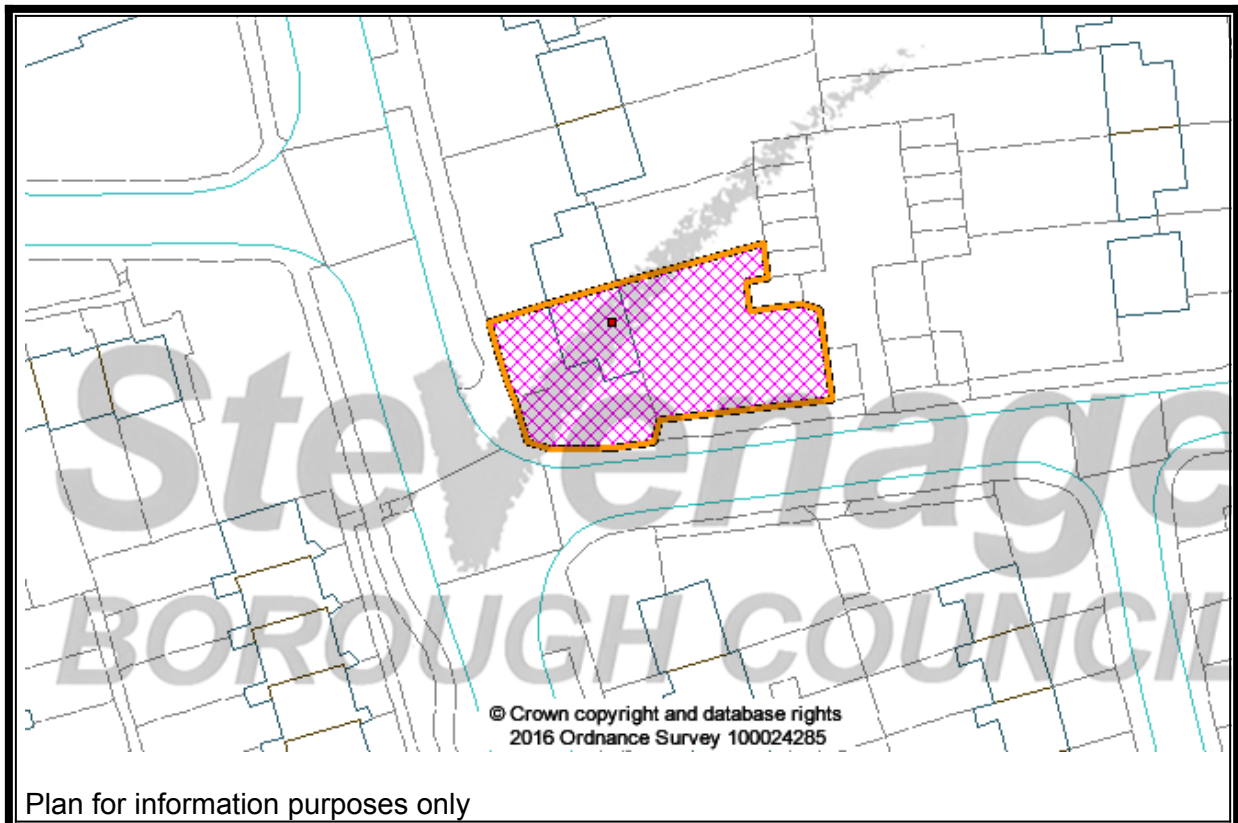
**Date:** 31 OCTOBER 2017      **5**

**Author:** Clive Inwards      01438 242837

**Lead Officer:** Zayd Al-Jawad      01438 242257

**Contact Officer:** Clive Inwards      01438 242837

Application No:	17/00094/FP
Location:	Land at 15 Bedwell Crescent, Stevenage.
Proposal:	Erection of 1no. two bedroom dwelling; erection of a part two storey, part single storey rear extension and a single storey front and side extension to existing dwelling; and change of use from public amenity land to residential.
Drawing Nos.:	2012/23/01/RevB.
Applicant:	Miss J Atkins
Date Valid:	10 March 2017
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 The application site comprises the curtilage of 15 Bedwell Crescent and a parcel of amenity land to the front and side of the property that is currently within the ownership of the Borough Council. The parcel of amenity land that is seeking the change of use is approximately 28m<sup>2</sup> in area. The site is bounded to the north by the adjoining dwelling no. 13 Bedwell Crescent, to the east by a garage compound accessed off of Hillcrest, to the south by Hillcrest and to the west by Bedwell Crescent. 15 Bedwell Crescent is a three bedroom semi-detached property constructed in light yellow stock bricks, with cream render as a feature on the front elevation gable end facing Bedwell Crescent and a dual-pitched roof finished in brown bold-roll roof tiles. The property also has a shed to the side which is attached to the property through a flat roof feature. The existing property currently has no car parking available within the curtilage of the property.
- 1.2 The application site comprises an area of 379.6m<sup>2</sup>

## **2. RELEVANT PLANNING HISTORY**

- 2.1 12/00284/FP Change of use of amenity land to private residential land and erection of two storey side extension. Application withdrawn 13<sup>th</sup> August 2012.
- 2.2 16/00159/FP Erection of 2no. one bedroom flats; erection of two storey rear extension and single storey front extension and change of use from amenity land to private residential land. Application withdrawn 31<sup>st</sup> October 2016.

## **3. THE CURRENT APPLICATION**

- 3.1 The current application seeks planning permission for the erection of a two bedroom detached dwelling which would be constructed immediately to the side of the existing property 15 Bedwell Crescent. This would require the demolition of the existing single storey side projection and would require the change of use of existing public amenity land to provide access to the front of the property. The new dwelling would have a kitchen/dining room, hall, WC and lounge on the ground floor and two bedrooms (one with en-suite) and a bathroom at first floor level. The proposal would also provide a part two, part single storey extension to the rear and a small single storey front and side extension to the existing property.
- 3.2 The proposed dwelling would have a maximum length of 9.8m and a width of 5.4m. It would have an eaves height of 4.4m and a ridge height of 5.9m. The small entrance porch feature on the front elevation would be 2.9m in width and would project to a depth of 1.24m. This feature would have an eaves height of 2m and a ridge height of 3.13m to the top of the dual-pitched roof.
- 3.3 The part two storey, part single storey rear extension to the existing property would project to a maximum depth of 3.5m at the ground floor level and 2.5m at first floor level. This feature would be 6.2m in width and would have an eaves height of 4.3m and a ridge height of 6m. The single storey element would project 1m beyond the first floor element and would connect to this feature through a simple mono-pitch

roof arrangement. Finally, the single storey front and side extension to the existing property would have a maximum length of 3.9m and a maximum width of 2.95m. This element would have an eaves height of 2.1m and a ridge height of 3.1m in a dual-pitched arrangement to mirror the porch feature proposed on the new dwelling.

#### **4. PUBLIC REPRESENTATIONS**

- 4.1 The application has been publicised by way of letters to adjoining premises and the erection of a site notice at the site. At the time of drafting this report one letter of objection had been received from the occupier of no. 13 Bedwell Crescent. The occupier of 13 Bedwell Crescent has objected to this application as they state that it will dramatically reduce the natural sunlight received both to their kitchen and rear bedroom and that it would exacerbate the existing poor parking situation on Hillcrest. Finally, they have stated that they would dread the amount of construction involved and the noise it would cause during the works.

#### **5. CONSULTATIONS**

##### **5.1 Hertfordshire County Council as Highway Authority**

- 5.1.1 Consider that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the recommended conditions and a highway informative.

##### **5.2 Hertfordshire County Council as Fire and Rescue Service**

- 5.2.1 Access for fire appliances and provision of water supplies appears to be adequate.

##### **5.3 Environmental Health**

- 5.3.1 Conditions to be attached to the grant of any planning permission.

##### **5.4 Arboricultural Manager**

- 5.4.1 Although, as previously stated, I am not keen on seeing the Maple to the front removed, I believe that re-planting with an instant size Silver Birch would be a good compromise. My only other concern would be the two Acer trees to the rear/side. I suggest these are overall reduced to minimise the impact on the development and the two parking bays are built with a "no dig" system.

#### **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 is 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 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**

TW1 Sustainable Development  
TW2 Structural Open Space  
TW8 Environmental Safeguards  
TW9 Quality in Design  
H7 Assessment of Windfall Residential Sites  
T6 Design Standards  
T12 Bus Provision  
T13 Cycleways  
T14 Pedestrians  
T15 Car Parking Strategy  
EN13 Trees in New Development  
EN27 Noise Pollution

### **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 SP6: Sustainable Transport  
Policy SP7: High Quality Homes  
Policy SP8: Good Design  
Policy SP11: Climate Change, Flooding and Pollution  
Policy SP12: Green Infrastructure and the Natural Environment  
Policy IT4: Transport Assessments and Travel Plans  
Policy IT5: Parking and Access  
Policy HO5: Windfall Sites  
Policy HO9: House Types and Sizes  
Policy GD1: High Quality Design  
Policy FP1: Climate Change  
Policy FP2: Flood Risk in Flood Zone 1  
Policy NH5: Trees and Woodland  
Policy NH6: General Protection for Open Space

### **6.5 Supplementary Planning Documents**

Parking Provision Supplementary Planning Document January 2012.  
Stevenage Design Guide 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; the impact on the character

and appearance of the area; the impact on the residential amenities of the occupiers of adjoining properties, highway safety issues and parking facilities to serve the proposed new dwelling.

## **7.2 Land Use Policy Considerations**

- 7.2.1 The application site is not allocated for residential development within the District Plan Second Review 1991 – 2011 and is, therefore, regarded as a ‘windfall site’. The proposed development must, therefore, be considered having regard to policy H7 of the District Plan relating 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 structural open space 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. A full assessment of the proposal against policy H7 will be undertaken in section 7.3 of this report. In addition to the Council’s Housing Policies the proposal also needs to be assessed against the National Planning Policy Framework March 2012 (NPPF).
- 7.2.2 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.” Taking these issues in turn, the site is considered to be in a sustainable location. Firstly, the application site is only approximately 400m to the north-west of the Bedwell Crescent large neighbourhood centre. This centre has a convenience store, takeaways, a hairdressers and the Poachers public house. There are also bus stops outside this neighbourhood centre, with even closer bus stops on Fairlands Way to the north. A number of schools are in close proximity to the site, including the Broom Barns Community Primary School, the Bedwell Primary School and the St Vincent De Paul Catholic Primary School. The site is just over 600m from Stevenage Town Centre and approximately 1km from the railway station. Given this it is considered that there is good access to local facilities and also good opportunities to access alternative forms of travel to private motorised transport.
- 7.2.3 In relation to the five year supply of deliverable housing, paragraph 47 of the NPPF states that local planning authorities 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 figures indicate that the Council is unable to provide a five year supply of deliverable housing and will not be able to until the Green Belt sites are released through the emerging Local Plan process. The fact that the Council is unable to meet its requirement to provide a five year supply of housing is thus a material consideration in the assessment of the application.
- 7.2.4 The fact that the site is considered to be in a sustainable location and that the Council is currently unable to provide a five year supply of deliverable housing sites

are strong material considerations that significantly weigh in favour of the application.

### **7.3 Compliance with the Council's Housing Policies**

- 7.3.1 As set out above, as the site is undesignated within the District Plan, the application site is considered to be a 'windfall' site where policy H7 of the District Plan applies. Policy H7 sets out a number of criteria against which proposals for residential development on sites not allocated in the District Plan should be assessed against.
- 7.3.2 The NPPF confirms (in Annex 2) that previously developed land excludes private residential gardens. Whilst the proposal would require the removal of the existing shed, the majority of the site required for the new house is considered to be undeveloped residential garden and is, therefore, not previously developed land. It is, however, considered that this application can be treated as an exception to policy for the reasons set out below.
- 7.3.3 Firstly, it is considered that the proposal would respect the character of the surrounding neighbourhood. Whilst the proposal would develop land to the side of the existing property, there would still be a relatively large strip of amenity land between the boundary of the proposed property and Hillcrest of approximately 1.65m. This coupled with the remaining amenity land to the front of the property would be sufficient to ensure that a suitable separation is maintained to Hillcrest. This would be a similar separation distance to that which was left in the approval of the new dwelling to the side of no. 17 Bedwell Crescent, on the opposite side of the road and which has an acceptable impact in the street scene. Additionally, although a detached dwelling, the property has been designed to look similar in appearance to the host property and such that it would not look out of place in the street scene.
- 7.3.4 Secondly, it was evident from the site visit that this part of the garden was perhaps the least used part of the garden and in any case the garden for the proposed property coupled with the remaining garden for the host property would be sufficient to continue to support wildlife.
- 7.3.5 Finally, the emerging Local Plan does set out that there will be a greater requirement for smaller residential units in the ratio of residential development to come forward and thus the proposal would accord with this by providing a smaller, two bedroom unit. Whilst the proposed dwelling would not be on previously developed land, it is considered that there is sufficient justification for an exception to policy H7 of the Local Plan in this instance.
- 7.3.6 In respect of the other criteria within policy H7 of the adopted Local Plan which any development must also satisfy, criterion (b) states that development should not lead to any significant loss of structural open space defined in policy TW2 of the Local Plan. The existing grassed and landscaped area adjacent to the property constitutes a small, informal piece of open space as defined by policy TW2. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development may have are a) the size, form, function

and character of the structural open space affected by the development proposal;  
and b) the impact of the development proposal on the structural open space.

- 7.3.7 There is an existing access path to the front door of the existing property that crosses the amenity land at the front of the property. Whilst this path would be widened and a strip of land in front of the existing fence line of the property would need to be bought from the Council to facilitate the development, this would not detract from the form or function of this amenity space. Currently the amenity space is only a small landscaped area that does have a specific function, other than to give space around these properties in this estate. As only a small strip of this space would be needed to facilitate the development and that a suitably sized area at the front of the property and the grass verge to the side of the property would be retained, the proposal is not considered to adversely affect the size, form and function of this area of open space and would have a suitable impact on the remaining area of open space. As such the proposal would not conflict with policy TW2 of the adopted Local Plan.
- 7.3.8 Criterion (c) of policy H7 states that there should be no detrimental effect on the environment and surrounding or adjoining properties. This issue will be assessed in detail in the following sections considering the impact on the character and appearance of the area and the impact on neighbouring amenity.
- 7.3.9 Finally, policy H7 also requires that there is access to local facilities and that residential proposals include opportunities to access alternative forms of travel to private motorised transport. As shown in paragraph 7.2.2 above the site has good access to local facilities and services and also good access to the public transport network. The site has been demonstrated to be in a sustainable location and as such would comply with criteria (d) and (e) of policy H7 of the Local Plan.
- 7.3.10 The proposal is therefore considered to be a suitable exception to criterion (a) of policy H7 of the Local Plan and to comply with all the other criteria, with the exception of criterion (c) which will be assessed in later sections of this report.
- 7.3.11 In terms of emerging planning policy, the site is also not allocated for residential development in the emerging Local Plan (Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016) and thus is again regarded as a windfall site.
- 7.3.12 Policy HO5 relates to windfall sites and is similar to adopted policy H7 in that it requires development to be on previously developed land, have good access to local facilities and not result in detrimental impacts on the environment and surrounding properties. These issues have already been considered in the paragraphs above. The only two criteria that are different in the emerging policy are that proposals do not prejudice the Council's ability to deliver residential development and the proposed development would not overburden existing infrastructure.
- 7.3.13 Firstly, the development of a single residential unit is not considered to prejudice any of the allocated housing sites coming forward after the adoption of the emerging Local Plan. Secondly, again the proposal of a single, modestly sized dwelling is not



considered to overburden existing infrastructure. Accordingly, the proposal is also considered to be in accordance with emerging planning policy.

#### **7.4 Impact upon the Character and Appearance of the Area**

- 7.4.1 In terms of the impact of the new dwelling on the character and appearance of the area, it is considered that the proposal would respect the character of the surrounding neighbourhood. Firstly, although a detached dwelling, the proposal has been designed to mirror the existing host property with a gable end fronting on to Bedwell Crescent, the same pitch of roof, a similar porch feature and the use of brickwork and tiles to match the existing host property. Additionally, it is considered to leave sufficient space around the property which would ensure that it would not detract from the important views up and down Hillcrest. As shown above the proposal is not considered to adversely affect the size, form and function of the open space and finally the proposed building would continue the existing pattern of linear development fronting onto Bedwell Crescent.
- 7.4.2 There have been detailed discussions with the applicant and the Council's Arboricultural Manager with regard to the impact of the proposal on the adjacent trees. A compromise solution has been reached where the Maple tree at the front of the site would be removed to allow the proposed new dwelling to be moved forward such that it reduces the impact to an acceptable level on the two Acer trees to the rear. The loss of the Maple tree would be mitigated by the re-planting of a Silver Birch tree of an instant size in a position to be agreed by the Council's Arboricultural Manager. This can be covered through a condition on any planning permission and with such a condition, it is considered that the impact on the character and appearance of the area of the loss of the existing Maple tree can be suitably mitigated by the planting of a new Silver Birch tree in an appropriate location.
- 7.4.3 With regard to the impact of the extensions to the existing host property on the character and appearance of the area, this is considered to be acceptable. The part two storey, part single storey extension would be set to the rear of the property and would therefore have no discernible impact on the Bedwell Crescent street scene. Additionally, the construction of the new dwelling to the side of the property would block most of the views of the extensions from Hillcrest and there would only be glimpsed views available. In any respect, these extensions would adopt a suitable, subservient design and would use materials to match the existing property such that they would have an acceptable visual impact.
- 7.4.4 The single storey front and side extension to the existing host property would be a modest feature that would only project 1.34m from the front of the existing property and would be 2.95m in width. It would adopt a suitable dual-pitched roof design and with the use of materials to match the original property, it is also considered that this element would have an acceptable visual impact and therefore impact on the character and appearance of the area.
- 7.4.5 Given this assessment it is considered that all the elements of the proposal would have an acceptable visual impact that would have an acceptable impact on the character and appearance of the area.

## **7.5 Impact upon Neighbouring Amenity**

- 7.5.1 In relation to the impact of the proposal on existing residential amenity, the only property that would be materially affected by the proposal would be the adjoining semi-detached property no. 13 Bedwell Crescent. This property would not be unduly affected by the proposed new dwelling, however, an assessment of the impact of the extensions to the host property need to be made on this neighbouring dwelling.
- 7.5.2 Firstly, no. 13 is a handed version of no. 15 Bedwell Crescent. This means that the closest openings to the application property are a kitchen door and window at ground floor level and a bedroom window at first floor level. In terms of a potential overbearing impact to no. 13, both the single storey element and first floor element of the extensions would meet the standards set out in the Stevenage Design Guide which are 3.5m depth at ground floor level and 2.5m at first floor level. As such these proposed extensions are not considered to result in an over-dominant impact to no. 13 Bedwell Crescent. In relation to loss of light the rear extensions would easily pass a 45 degree line drawn on elevation from the centre point of the neighbour's bedroom window which would ensure no undue loss of light to this habitable room. With regard to the impact on the ground floor windows, these windows serve a kitchen, which is not classed as a habitable room. Whilst the proposed extensions would fail a 45 degree test drawn on plan form and would marginally fail a 45 degree test drawn on the elevation, given that the kitchen is a non-habitable room it is not necessary to undertake a full daylight and sunlight assessment. Additionally, this property has two windows on the rear elevation serving the kitchen which ensures that whilst the proposal would have some impact on the nearest door and window arrangement, sufficient light would continue to be received to this room. Finally, the proposed extensions would not materially worsen the existing overlooking arrangement.
- 7.5.3 With regard to the single storey front and side extension, this would be set on the opposite side of the dwelling to no. 13 and would therefore have no adverse impact on the neighbouring property.
- 7.5.4 Finally, the proposed new dwelling would not adversely affect the living conditions of the occupiers of the existing host dwelling no. 15 Bedwell Crescent.

### Future Residential Amenity

- 7.5.5 With regard to the nationally described space standards set out in the emerging Local Plan the proposed new dwelling can just achieve the 79m<sup>2</sup> standard set out for a two bedroom, four person, two storey dwelling and is thus considered to be able to provide a suitable amount of accommodation.

7.5.6 In terms of garden sizes the proposed new dwelling would have a garden size of approximately 90m<sup>2</sup> which is well in excess of the 50m<sup>2</sup> size set out in the Stevenage Design Guide. It would also have a garden depth of 12.5m which is again in excess of the 10m depth required by the Stevenage Design Guide. Additionally, the existing host property would be left with a garden depth of 12m and a garden area of 63m<sup>2</sup>, which is in accordance with the Council's standards and which would ensure suitable living conditions for occupiers of both properties.

## **7.6 Impact on the Highway Network**

7.6.1 Hertfordshire County Council as Highway Authority has stated that vehicle to vehicle inter-visibility and pedestrian visibility is achievable, complies with the Manual for Streets and is considered to be acceptable for the speed and hierarchy of the road in both directions. It is also stated that the parking area conforms to HCC standards.

7.6.2 The Highway Authority has further stated that the proposal does not involve a significant increase to the parking provision and, as such, the proposal is not considered to have a significant impact on the local highway network. Given this assessment the Highway Authority has stated that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to conditions to be attached to the grant of any planning permission.

## **7.7 Parking Provision**

7.7.1 The current dwelling no. 15 Bedwell Crescent has no car parking available within its curtilage. Additionally, the extensions to the existing property do not increase the number of bedrooms at the property. Given this it is not considered necessary to provide any additional parking for the existing dwelling. In terms of the new dwelling, two parking spaces are provided with direct access on to Hillcrest. Two parking spaces for this two bedroom dwelling is in accordance with the Council's Parking Provision Supplementary Planning Document and is thus considered to be a sufficient amount of parking provision.

7.7.2 The proposed dwelling would have ample space in the rear garden to store cycles.

## **7.8 Matters Raised in Representations**

7.8.1 The issues raised concerning overlooking, loss of sunlight and parking have been addressed in the paragraphs above. In relation to noise and disturbance during the construction process, there is always inevitably some level of temporary disruption during any form of development. However, with a condition to control the hours of construction, it is considered that this impact could be suitably mitigated and the application could not be refused on this basis.

## **8. CONCLUSION**

8.1 The proposed two bedroom dwelling, change of use of public amenity land to residential curtilage and extensions to the existing host property are considered to comply with the National Planning Policy Framework and the Local Planning

Authority's housing policies in both the adopted Local Plan and the emerging Local Plan. It is considered that the proposal would have an acceptable impact on the character and appearance of the area and would not unduly harm the amenity of the occupier of the neighbouring property. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of car parking for the proposed new dwelling. Accordingly, it is recommended that planning permission is granted.

## **9. RECOMMENDATIONS**

9.1 That planning permission be GRANTED subject to the following conditions:-

1 The development hereby permitted shall be carried out in accordance with the following approved plan: 2012/23/01RevB

**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 dwelling and extensions 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 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The scheme shall also include a schedule of works for the trees on the boundaries of the application site. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.

**REASON:** - To ensure a satisfactory appearance for the development.

5 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To ensure a satisfactory appearance for the development.

- 6 No demolition or 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 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To safeguard the amenities of the occupiers of neighbouring properties.

- 7 If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The local planning authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

**REASON:** - To safeguard the amenities of any future occupiers.

- 8 No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

**REASON:** - Nesting birds are protected from disturbance under the Wildlife & Countryside Act 1981 (as amended).

- 9 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.

**REASON:** - To ensure that the retained trees and hedges are not damaged or otherwise adversely affected during site operations.

- 10 Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.

**REASON:** - To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

- 11 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the new dwelling is occupied.

**REASON:** - To ensure a satisfactory standard of development in the interests of amenity.

- 12 The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

**REASON:** - In the interests of highway safety and amenity.

- 13 The access shall be 4.5m wide.

**REASON:** - In the interests of highway safety and amenity.

- 14 The access shall be constructed in a hard surfacing material for the first 4.8m from the back edge of the footway.

**REASON:** - To prevent loose material from passing onto the public highway which may be detrimental to highway safety.

### **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) (Amendment No. 2) Order 2015.

### **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 and the Stevenage Design Guide adopted October 2009.
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.
7. Letters received containing representations referred to in this report.

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**Meeting:** PLANNING AND DEVELOPMENT COMMITTEE      **Agenda Item:**

**Date:** 31 OCTOBER 2017

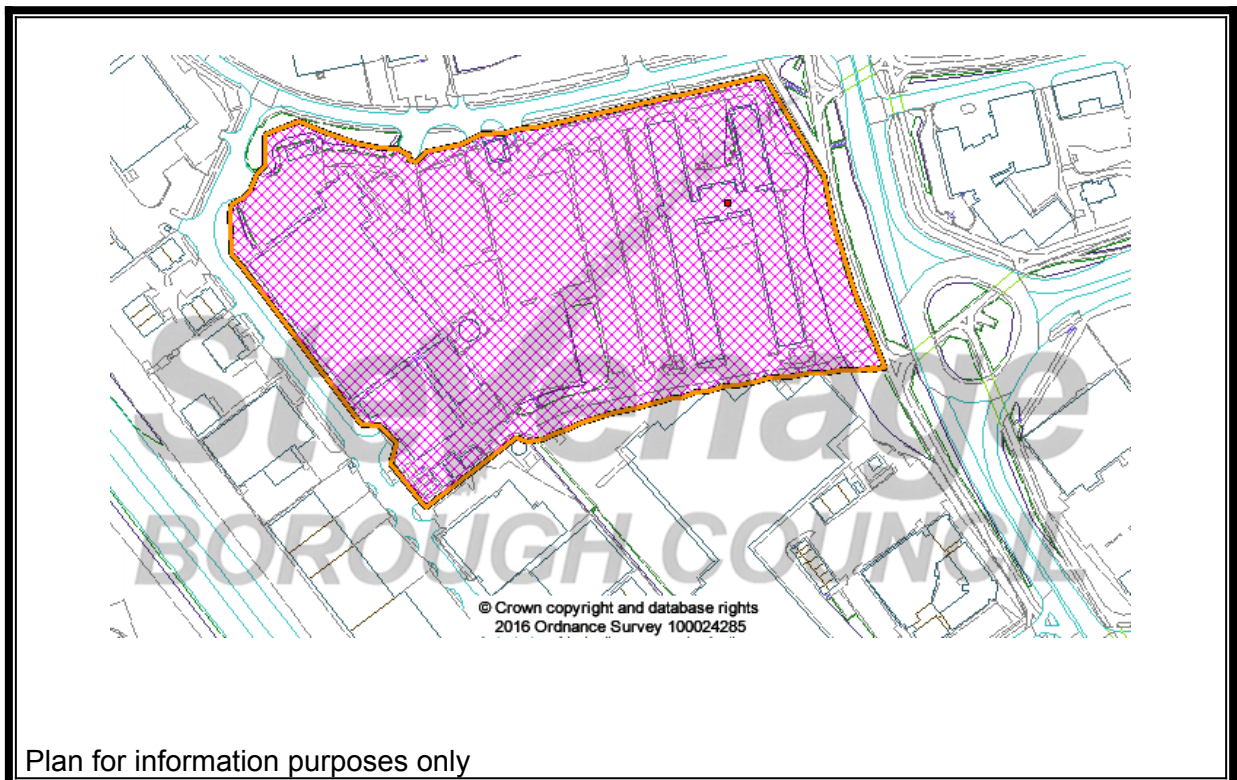
**Author:** James Chettleburgh      01438 242266

**Lead Officer:** Zayd Al-Jawad      01438 242257

**Contact Officer:** James Chettleburgh      01438 242266

# 6

Application No:	17/00549/FPM
Location:	Fujitsu Services, Cavendish Road, Stevenage, Hertfordshire, SG1 2DY.
Proposal:	Single-storey extension to existing Data Centre.
Drawing Nos.:	0453 FTS STE10b – 1003 T02; 0453 FTS STE10b – 1102 T01; 0453 FTS STE10b – 1110 T01; 0453 FTS STE10b – 1120 T03; 0453 FTS STE10b – 1121 T03; 0453 FTS STE 10b – 1122 T03; 0453 FTS STE10b – 1126 T03; 0453 FTS STE10b – 1140 T04; 0453 FTS STE10b – 1150 T04; 0453 FTS STE10b – 1151 T02; 0453 FTS STE10b – 1152 T01; 0453 FTS STE10b – 1153 T01; C170614-400 P1; C170614 – 202 P1; C160714 – 204; 0453 FTS STE10b – 2111 – PL T01.
Applicant:	Fujitsu Services Limited (FTS)
Date Valid:	10 August 2017
Recommendation:	GRANT PLANNING PERMISSION



## 1. SITE DESCRIPTION

- 1.1 The application site is located on the north-western side of Gunnels Wood Road which falls within the Gunnels Wood Employment Area. The application site and its immediate surrounding area comprise the Fujitsu complex which comprises two main buildings; a four storey office building of 14,201 square metres gross external floor area which overlooks the roundabout at the junction of Fairlands Way with Gunnels Wood Road, and, a warehouse style building which currently houses the existing data centre which lies adjacent to Cavendish Road and Babbage Road. The access to the application site is taken from Cavendish Road which is located in close proximity to the existing data centre. In regards to topography, the site slopes steeply up from Gunnels Wood Road towards the west and there is also a marked change of level up from the internal roadway that runs along the southern boundary with AVC to the parking areas of the application site.
- 1.2 To the north of the site is the former John Lewis Depot which comprises a Grade II (un-starred) Listed Building. To the west beyond Gunnels Wood Road is Maxwell Road which comprises the FIRA building which is a single-storey building with a profiled roof and to the east is Babbage Road which comprises a number of commercial and light industrial buildings. To the south is the former AVC building (currently occupied by Kolak Snacks) which comprises a part two-storey, low-bay warehouse and three-storey high bay warehouse which are connected by a conveyor belt wing. There is also the Bowmans Trading Estate to the south of the site as well which comprises a mixture of offices, light industrial premises and a builder's merchant.

## 2. RELEVANT PLANNING HISTORY

- 2.1 Planning application 2/0049/71 sought permission for the installation of petrol pump and storage tank. This application was granted planning permission in April 1971.

- 2.2 Planning application 2/0117/82 sought permission for the installation of a vehicular access, re-siting of timber store shed and two illuminated towers. This application was granted planning permission in May 1982.
- 2.3 Planning application 2/0295/85 sought permission for the erection of a warehouse, ancillary offices, pump house, sprinkler tank, flammable liquid store, lorry operational area, car parking facilities, pedestrian and vehicular access. This application was granted planning permission in October 1985.
- 2.4 Planning application 2/0296/85 sought permission for the relocation of lorry parking area, new access road, alterations to vehicular access and additional vehicular access. This application was granted planning permission in October 1985.
- 2.5 Planning application 2/0293/86 sought permission for the retention of gate house. This application was granted planning permission in September 1986.
- 2.6 Planning application 2/0373/86 sought permission for an operations building incorporating ancillary offices, high bay warehouse with conveyor link building, car parking, servicing facilities, rear retaining walls and perimeter access road. This application was granted planning permission in December 1986.
- 2.7 Planning application 2/0023/89 sought permission for the erection of a two-storey building to dorm computer suite and offices with car parking facilities. This application was granted planning permission in March 1989.

- 2.8 Planning application 2/0099/88 sought permission for the laying out of an access road to link I.C.L site and former control data centre site.
- 2.9 Planning application 2/0093/88 sought permission for the erection of a two-storey reception block, toilet and plant room linked to operations building.
- 2.10 Planning application 2/0190/90 sought permission for the refurbishment of link building, new reception area and new car park. This application was granted planning permission in August 1990.
- 2.11 Planning application 2/0318/91 sought permission for the erection of a bridge link between west wing and P.D.C Building. This application was granted planning permission in December 1991.
- 2.12 Planning application 2/0357/91 sought permission for the erection of a single-storey extension. This application was granted planning permission in February 1992.
- 2.13 Planning application 2/0370/91 sought permission for the erection of a two-storey office building. This application was granted planning permission in December 1991.
- 2.14 Planning application 2/0135/93 sought permission for the erection of a toilet block and goods entrances to existing warehouse junction of Babbage Road/Cavendish Road. This application was granted planning permission on June 1993.
- 2.15 Planning application 2/0041/98 sought permission for the construction of canopy for loading bay. This application was granted planning permission in March 1998.
- 2.16 Planning application 08/00179/FP sought permission for the alterations to car parking layout to allow for the creation of 216 additional spaces. This application was granted planning permission in May 2008.

### **3. THE CURRENT APPLICATION**

- 3.1 The current planning application seeks permission for the erection of a single storey extension to the existing data hall. The proposed building would measure approximately 21.20m in length and span 66.90m in width with a floor area of approximately 1,384 sq.m. In terms of height, the proposed building, as measured from finished ground floor level, would be approximately 4.1m. The structure would be located adjacent to the existing data hall which would be connected via a bridge walkway and positioned 18.88m from Cavendish Road.
- 3.2 This application comes before the planning committee for consideration as it is a major application.

### **4. PUBLIC REPRESENTATIONS**

- 4.1 As a major planning application, the proposal has been publicised by way of letters to adjoining premises, site notices and a press notice. At the time of drafting this report no responses have been received.

## **5. CONSULTATIONS**

### **5.1 Hertfordshire County Council Highways**

- 5.1.1 It is considered that the proposed development would not have a detrimental impact on the safety and operation of the highway. In addition, the construction management plan submitted by the applicant is considered to be acceptable.

### **5.2 Hertfordshire County Council Lead Local Flood Authority**

- 5.2.1 The proposed drainage strategy as submitted by the applicant is considered to be acceptable. However, this is subject to a condition requiring the drainage strategy to be carried out in accordance with the submitted details. In addition, it is recommended that the Local Planning Authority be satisfied that the proposed underground surface water attenuation features can be maintained for its lifetime and therefore recommend a maintenance and adoption plan is provided by the applicant.

### **5.3 Hertfordshire County Council Fire and Rescue**

- 5.3.1 It is considered that the access for fire appliances and provision of water supplies appears to be adequate.

### **5.4 Hertfordshire Constabulary Crime Prevention Design Service**

- 5.4.1 There are no concerns raised about the proposal.

### **5.5 Council's Environmental Health Section**

- 5.5.1 It is considered that as there is some contamination of the site, the applicant will need to undertake an assessment to find the extent of the contamination and to advise on any mitigation measures. Given the nature of the development, they may choose to leave this in situ but this will need to set out in their assessment. In addition, a condition should be imposed to control the hours of construction.

## **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 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 TW8: Environmental Safeguards;

Policy TW9: Quality in Design;  
Policy E2: Employment Areas;  
Policy E4: Acceptable Uses in Employment Areas;  
Policy T6: Design Standard;  
Policy T12: Bus Provision;  
Policy T13: Cycleways;  
Policy T14: Pedestrians;  
Policy T15: Car Parking Strategy;  
Policy EN13: Trees in New Developments;  
Policy EN27: Noise Pollution.

#### **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 SP3: A strong, competitive economy;  
Policy SP8: Good Design;  
EC4: Remainder of Gunnels Wood;  
Policy IT5: Parking and Access;  
Policy GD1: High Quality Design;  
Policy FP2: Flood risk in Flood Zone 1;  
Policy FP5: Contaminated Land;  
Policy FP7: Pollution;  
Policy NH5: Trees and woodland

#### **6.5 Supplementary Planning Documents**

Parking Provision Supplementary Planning Document January 2012.

### **7. APPRAISAL**

7.1 The main issues for consideration in the determination of this application are land use policy, impact on the character and appearance of the area, impact upon neighbouring amenities, means of access, parking provision, development and flood risk, trees and landscaping and the impact on the environment.

#### **7.2 Land Use Policy Considerations**

7.2.1 The National Planning Framework (NPPF) states that *“the purpose of the planning system is to contribute to the achievement of sustainable development”*. In paragraph 7, the NPPF outlines three dimensions to sustainable development which are: economic, social and environmental. The economic role involves *“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure...”*.

7.2.2 Paragraph 18 of the same document relates to the aim of building a *“strong, competitive economy”* and states that the *“Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s*

*inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future". Paragraph 19 makes it clear that the "Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."*

7.2.3 The application site is located within the Gunnels Wood employment area as defined by Policy E2 of the Stevenage District Plan Second Review 1991 – 2011 (hereby referred to as the adopted Local Plan (2004)) and Policy EC2 of the Stevenage Borough Local Plan 2011-2031 Publication Draft – 2016 (hereby referred to as the emerging Local Plan (2016)) . Policy E4 of the adopted Local Plan (2004) sets out acceptable uses in employment areas and specifically states "in the employment areas already designated a range of employment uses within the B1, B2 and B8 use classes will be encouraged. Policy EC4 of the emerging Local Plan (2016) states that planning permission will be granted within the Gunnels Wood Employment Area where:

- a. Development (including changes of use) is for B1(b) research and development, B1(c) light industry, B2 general industry and/or B8 storage and distribution;
- b. (Re-) development of the site would not prejudice the provision of an appropriate number and range of jobs across the Employment area as a whole

**Note:** criterion c of Policy EC4 does not apply as the site is not over two hectares in area.

7.2.4 Further to the above, it is set out in the emerging Local Plan (2016) under Policy SP3: A Strong, competitive economy, the Council will seek to encourage high intensity B-class employment uses in the most accessible locations, continue to remodel Gunnels Wood to meet modern requirements and provide a high quality and attractive business destination.

7.2.5 The application site is located within land under the ownership of Fujitsu which is an established employment based operator. The proposed development of a data hall (Use Class B1) would help to support the existing operation of the established business which operates from the site. Given this, it is considered that the proposed development fully accords with the land use policies in the adopted Local Plan (2004), emerging Local Plan (2016) and is also supported by the NPPF.

### **7.3 Impact on the Character and Appearance of the Area**

7.3.1 The NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, as set out in paragraph 131 bullet point 3, account of the desirability of new development to make a positive contribution to local character and distinctiveness need to be considered in the determination of planning applications.

7.3.2 Turning to the Planning Practice Guidance (PPG) (2014), Paragraph 001 reinforces the NPPF in that it states that good quality design is an integral part of sustainable development. Further, the guidance states that it is recognised in the NPPF that



design quality matters and that planning should drive up standards across all forms of development. The guidance goes on to state that as a core planning principle, decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

- 7.3.3 The above is supported by adopted Local Plan (2004) Policies TW8 and TW9 and Policies GD1 and SP8 of the draft Local Plan (2016) and the Council's Design Guide SPD (2009). The application site is located on land which is owned and operated by Fujitsu. The application site currently consists of surface car parking which is bordered by the existing single-storey data hall building, associated power plant and two-storey office building. The existing data hall, which consists of a double gable-end end roof, is utilitarian in design constructed from profiled sheet metal cladding with the office building constructed with red brick at ground floor level with profiled metal cladding at first floor level. The office building fenestration comprises of metal windows which run horizontally along the elevations.
- 7.3.4 The proposed development in terms of its dimensions, are set out under paragraph 3.1 of this report. In terms of appearance, the proposed development would be constructed from Wienerberger bricks finished in grey with EUROBOND cladding finished in Anthracite Grey. It is considered that the scheme would be similar to the existing warehouse style developments which have occurred along Gunnels Wood Road and the materials palette reflects the external appearance of the existing buildings at the site.
- 7.3.5 Turning to the proposed security fencing, this would comprise of 2.4m high palisade fencing with a 3m high electrified wire mesh fence located behind. The proposed fence, which is to enclose the proposed data hall building would be tied into the existing security fence which is located to the west of the site and would be similar in appearance to this existing security fence which has been erected at the Fujitsu site. Therefore, the proposed fence would not be out of character with the existing security fencing on the site.
- 7.3.6 Given the above, the proposed development in terms of height and scale, would be set against the backdrop of the existing data centre and office unit. Furthermore, due to the sloping topography of the application site, it would be set up from Cavendish Road and it would be partially obscured by the existing office wing attached to the data centre. Consequently, the proposal would not appear out of context with the existing buildings within the Fujitsu site. Furthermore, the development would reflect the finished appearance of a typical warehouse building along with the security fencing located within the Fujitsu site. Consequently, the proposal would not have a detrimental impact on the character and appearance of the Fujitsu site and the visual amenities of the wider area.

## **7.4 Impact upon Neighbouring Amenities**

- 7.4.1 The application site is located within the established employment area of Gunnels Wood Road. Given this, combined with the fact that the nearest residential properties on Fairview Road are located 478m away, the proposed development would not have a detrimental impact on the residential amenities of the nearest residential properties. In addition, the development will also be screened by the existing industrial and commercial units which surround the application site.

## **7.5 Means of access**

- 7.5.1 The application site is currently accessed off Cavendish Road which is designated as a local access road which a speed restriction of 30mph. The proposed development does not seek to extend or alter the existing access/egress arrangement on the site. In regards to the existing access, this is located along an industrial designed carriageway which includes a combined verge and footway which allows for a wide envelope of visibility and therefore, there is sufficient vehicle-to-vehicle inter-visibility and pedestrian visibility in line with the Department for Transport (DfT) Manual for Streets.
- 7.5.2 In regards to traffic generation, Hertfordshire County Council (HCC) as the Highways Authority considers that there would limited additional traffic generated and thus, the development would not have a significant impact on the local highway network. Turning to the submitted Construction Management Plan, HCC Highways consider the details set out in the Plan to be acceptable as it ensures that construction traffic does not affect the safety and operation of the highway network.

## **7.6 Parking provision**

- 7.6.1 Policy T15 of the adopted 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 emerging Local Plan (2016) states that planning permission will be granted where proposals comply with the parking standards set out in the plan. The proposed development seeks to create a data hall where no additional staff would be created. Consequently, no additional off-street parking is required to serve the development in this instance.
- 7.6.2 Notwithstanding the above, the proposed development does seek to remove 43 no. car parking spaces (including 2 disabled parking spaces) in order to facilitate the construction of the new data hall. It is noted that the parking spaces which are to be removed were constructed as part of a wider parking scheme for 216 additional parking spaces (Planning Permission Reference: 08/00179/FP) (Providing a total of 570 spaces) which were provided within the Fujitsu site. The parking provided on-site was considered to be the maximum number of parking spaces which would be required to serve the Fujitsu site in line with the Council's Car Parking Standards at the time.
- 7.6.3 However, the proposed development would result in a reduction to the total number of parking spaces to 527. Notwithstanding this, the existing car parking area would be reconfigured to ensure that the highest numbers of car parking spaces are retained to serve the Fujitsu site. In addition the Council's Car Parking Standards SPD (2012) states that 1 parking space per 30m<sup>2</sup> gross floor area is required. Given the existing Fujitsu Offices is approximately 14,201m<sup>2</sup>, there would be a requirement to provide 474 parking spaces. However, as the site is located within non-residential accessibility zone 3, a degree of restraint of between 50% to 75% of the maximum number of spaces can be applied in this instance. This would equate to between 237 and 356 spaces which given the number retained, would easily exceed the maximum number of parking spaces required under the current adopted Parking Standards.

7.6.4 Taking into consideration of the above, despite the reduction of parking spaces there is still more than sufficient parking to support the continued operation of Fujitsu and the safety and operation of the highway would not be affected in this instance. However, to ensure that sufficient off-street parking is retained on-site, if members were minded to grant planning permission, a condition could be imposed to any permission issued. This condition would require the re-configured car parking area is to be constructed and thereafter maintained in accordance with the details submitted as part of this planning application.

## **7.7 Development and flood risk**

7.7.1 The application site is located in 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, therefore, in line with the Town and Country Planning (General Development) (Procedure) (England) Order 2015, the applicant has provided a Sustainable Urban Drainage Strategy.

7.7.2 The Sustainable Urban Drainage Strategy (SuDS) would comprise the installation of oversized pipes with an unrestricted flow rate into the surface water sewer network. Separately, the surface water on the site is currently managed by an existing storage tank of 122m<sup>3</sup> from which the runoff is discharged at unrestricted rate into the drainage network. The additional hardsurfacing created by the development would be managed by the existing attenuation system which is in place.

7.7.3 Following consultation with the Lead Local Flood Authority (LLFA), they have advised that the applicant's drainage scheme is considered to be acceptable. Furthermore, the LLFA has also recommended that a condition be imposed to require the development to be carried out in accordance with the drainage strategy.

## **7.8 Trees and Landscaping**

7.8.1 Policy EN13 of the Local Plan (2004) states that development proposals will be expected to protect and retain individual trees within development sites and should include new planting where appropriate. Policy NH5 of the emerging Local Plan (2016) stipulates that where proposals result in the loss of trees where it is demonstrated to be unavoidable, sufficient land should be reserved for appropriate replacement planting and landscaping. In addition, they should be sensitively incorporated into the development and provide appropriate locally native species of similar maturity.

7.8.2 The proposed development would involve the loss of areas of soft landscaping and comprise the removal of 2 no. sycamores and 1 no. ornamental sycamore tree. Given there are no tree protection orders (tpo) in place and the site is not located within a conservation area, consent would not be required to remove these trees in question. However, in order to compensate for the removal of these trees the applicant is proposing to plant 3 no. ornamental cherry trees. In addition, they would replace low level shrubs and grass seeding. The proposed landscaping scheme which would be provided would help to soften and enhance the visual appearance of the development. However, to ensure the landscaping is implemented, if members were minded to grant planning permission, a condition would be imposed

requiring the landscaping scheme to be carried out in accordance with the details submitted.

## **7.9 Impact on the Environment**

- 7.9.1 It is set out in the application submission that there was previously oil storage adjacent to the site which had spilled on the site. However, the preliminary ground contamination assessment indicates that there is minimal risk of contamination at the site. In addition, the site is now used as a data hall and the back-up generator and fuel storage on site are in secure 40,000 litre fuel tanks. These tanks are located within an external bund which was installed in 2008. The proposed development does not comprise of any additional oil storage facilities.
- 7.9.2 Following consultation with the Council's Environmental Health Section it is considered there is still the potential presence of contaminants at the site. However, given the nature of the proposal being a data hall, the risk to human health is limited. Notwithstanding this, it is recommended that if during the construction phase of the development contaminants are identified, the applicant is to conduct a land contamination investigation and set out the necessary remediation strategy. This investigation and strategy will need to be approved by the Council to ensure that if there are contaminants found, they are remediated in a way to ensure that the impact on human health (contractors undertaking the development), the building and the wider environment (including ground water) are not affected by the contaminants found. This would be secured by condition if planning permission were to be granted by the Council.

## **8. CONCLUSIONS**

- 8.1 In principle, it is considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. Furthermore, the proposed development would not have a detrimental impact on the character and appearance of the site and the visual amenities of the wider area. Moreover, the proposed development would not harm the amenities of residential properties nor prejudice the safety and operation of the highway network as there would be sufficient off-street parking following the implementation of the development. Further to this, the proposed development, subject to an appropriate condition, would have adequate sustainable drainage scheme which would ensure that surface water run-off is managed on the site and does not overload the existing mains sewer or cause flooding related issues. Finally, it is not considered that there would be any significant risks from contamination on the site
- 8.2 Given the above, the proposed development accords with the Policies contained within the adopted Local Plan (2004), the Council's Draft Local Plan (2016), the Council's Supplementary Planning Documents, the NPPF (2012) and NPPG (2014).

## **9. RECOMMENDATIONS**

- 9.1 That Planning permission be GRANTED subject to the following conditions:
- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

0453 FTS STE10b – 1003 T02; 0453 FTS STE10b – 1102 T01; 0453 FTS STE10b – 1110 T01; 0453 FTS STE10b – 1120 T03; 0453 FTS STE10b – 1121 T03; 0453 FTS STE 10b – 1122 T03; 0453 FTS STE10b – 1126 T03; 0453 FTS STE10b – 1140 T04; 0453 FTS STE10b – 1150 T04; 0453 FTS STE10b – 1151 T02; 0453 FTS STE10b – 1152 T01; 0453 FTS STE10b – 1153 T01; C170614-400 P1; C170614 – 202 P1; C160714 – 204; 0453 FTS STE10b – 2111 – PL T01.

**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 The external surfaces of the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1140 T04 and 0453 FTS STE10b – 1151 T02.

**REASON:-** To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

- 4 The security fencing to secure and to enclose the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1003 T02 and 0453 FTS STE10b – 1151 T02.

**REASON:-** To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

- 5 All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours.

**REASON:-** To protect the amenities of adjoining land users

- 6 The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report Version 2, dated 21<sup>st</sup> September 2017 prepared by Pinnacle Consulting Engineers by providing a minimum of additional attenuation storage of 19m<sup>3</sup> and a maximum discharge rate of 110 L/s at 1 in 100 year rainfall event plus 30% for climate change.

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

- 7 Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on drawing number 0453 FTS STE10b – 1102 T01 shall be surfaced and marked out in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted.

**REASON:-** To ensure adequate off-street parking provision is available at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety.

- 8 Prior to first occupation of the development hereby permitted details of a maintenance and adoption plan for the underground surface water attenuation system shall be submitted to and approved in writing by the Local Planning

Authority. The maintenance and adoption plan for the underground surface water attenuation system shall thereafter be carried out in accordance with the approved details and carried out during the lifetime of the development.

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

- 9 All soft landscaping works shall be carried out in accordance with the approved details set out in drawing number 0453 FTS STE10b – 2111 – PL T01 and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice.

**REASON:** - To ensure a satisfactory appearance for the development.

- 10 Any trees or plants within the scheme of landscaping, which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To ensure a satisfactory appearance for the development.

- 11 No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.

**REASON:-** Nesting birds are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended).

- 12 The Construction Management Plan prepared by Structure One Mission Critical dated 29/09/2017 and the Site Construction Compound detailed under drawing number C170614-400 P1 shall be implemented in accordance with the approved details and maintained for the duration of the demolition and construction phase of the development.

**REASON:-** In order to safeguard the safety and operation of the highway network.

- 13 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 14, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 15.

**REASON:-** To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

- 14 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the

Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**REASON:-** To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

- 15 The approved remediation scheme must be carried out in accordance with its terms before the recommencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

**REASON:-** To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

### **Pro-active Statement**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and 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.

### **INFORMATIVE**

#### **Hertfordshire County Council as Highways Authority**

Prior to commencement of the development the applicant shall contact <https://www.hertfordshire.gov.uk> or call on 0300 1234 047 to obtain the requirements to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads.

### **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 Planning Policy Guidance March 2014.



**Meeting: PLANNING AND DEVELOPMENT  
COMMITTEE**

**Agenda Item:**

# 7

**Date: 31 OCTOBER 2017**

## **INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS**

Author – Linda Sparrow 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

### **1. APPEALS RECEIVED**

- 1.1 17/00224/FP. 8 Windsor Close, appeal against refusal of planning permission for a two storey rear extension.

### **2. DECISIONS AWAITED**

- 2.1 None.

### **3. CALLED IN APPLICATIONS**

- 3.1. None

### **4. DECISIONS RECEIVED**

- 4.1. 17/00084/FPH. 10 Lodge Way, appeal against refusal of planning permission for a first floor side extension.

#### **4.1.1 Issues**

The main issues for consideration are the effect of the proposed extension on the living conditions of the occupiers of 12 Lodge Way and car parking provision.

#### **4.1.2 Conclusions**

The appeal is for a first floor side extension above an existing single storey extension. The front extension would be set back from the front elevation and project 1.5m beyond the rear elevation. The ridge line would be below the ridge of the existing dwelling and the extension would have a large flank wall at first floor level with no windows or other distinguishing features to break up its appearance.

The extension would be approximately 1.6m from the boundary with No.12, which is a single storey dwelling with habitable room windows directly overlooking the side elevation of the appeal property. The extension would be approximately 6.0m from these windows which is significantly less than the minimum separation distance in the Stevenage Design Guide (2009).

The appeal property lies to the north of No.12 so that the extension would not appear unduly dark from No.12. However, its height, width and close proximity would result in it dominating the outlook from No.12 and being overbearing when viewed from within the dwelling and the garden. This would be harmful to the living conditions contrary to policy TW8 of the adopted Local Plan. It would also not comply with the general thrust of policy GD1 of the emerging Local Plan.

The emerging Local Plan is at an advanced stage and the appeal proposal's failure to comply with it does not weigh in favour of the development.

The extended dwelling would have four bedrooms and the Stevenage Parking Provision SPD (2012) indicates a minimum provision of 2.5 spaces rounded up to 3 spaces. IN addition to the two spaces within the curtilage of the dwelling, the appellants also own a garage en-bloc adjacent to the property. Accordingly there are three spaces available to the appellants. However, the garage is not integral to the dwelling and could be used independently therefore leaving the dwelling with just two spaces.

However, there is space within the curtilage to create further off-street parking and provision could be secured by way of condition. The Inspector considered that the failure of the proposed development to fully meet policy T15 of the adopted Local Plan and policy IT5 of the emerging Local Plan not to be reason enough to dismiss the appeal on car parking issues.

In conclusion, the Inspector felt that whilst the design of the proposed development was in keeping with the character and appearance of the area, it would result in significant harm to the living conditions of the occupiers of the neighbouring property. In this respect the development would fail to represent sustainable development as sought by the National Planning Policy Framework, and, on balance and for the reasons above, he concluded that the appeal should be dismissed.

#### 4.1.3 Decision

Appeal dismissed (decision notice attached).

### **BACKGROUND DOCUMENTS**

Relevant Internal Planning & Development Files

Meeting: **PLANNING AND DEVELOPMENT  
COMMITTEE**

Agenda Item:

**8**

Date: **31 OCTOBER 2017**

**INFORMATION REPORT- DELEGATED DECISIONS**

Author – Linda Sparrow 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

The Head of Planning and Engineering has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 17/00317/FPH  
Date Received : 11.05.17  
Location : 6 Wansbeck Close Stevenage Herts  
Proposal : Two storey rear extension and tandem garage arrangement.  
Date of Decision : 12.09.17  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 17/00366/CLPD  
Date Received : 31.05.17  
Location : 13 The Brambles Stevenage Herts SG1 4AU  
Proposal : Certificate of lawfulness to change existing flat roof dormer to a pitched roof.  
Date of Decision : 19.09.17  
Decision : **Certificate of Lawfulness is APPROVED**

3. Application No : 17/00416/AD  
Date Received : 21.06.17  
Location : Red Lion 80 High Street Stevenage Herts  
Proposal : Installation of 1no. externally illuminated individual letter fascia sign, 1no. non-illuminated plaque, 1no. non-illuminated amenity board, and 1no. externally illuminated hanging sign  
Date of Decision : 23.08.17  
Decision : **Advertisement Consent is GRANTED**
4. Application No : 17/00417/LB  
Date Received : 21.06.17  
Location : Red Lion 80 High Street Stevenage Herts  
Proposal : Listed building consent for installation of 1no. externally illuminated individual letter fascia sign, 1no. non-illuminated plaque, 1no. non-illuminated amenity board, and 1no. externally illuminated hanging sign  
Date of Decision : 23.08.17  
Decision : **Listed Building Consent is GRANTED**
5. Application No : 17/00425/COND  
Date Received : 23.06.17  
Location : 3 Argyle Way Stevenage Herts SG1 2AD  
Proposal : Discharge of condition 3 (materials); 6 (cycle storage facilities); 7 (boundary treatments); 8 (landscaping); 12 (tree protection scheme); 13 (site investigation scheme); 17 ( dust control measures); 18 (asbestos survey); 20 (siting of construction compound); and 21 (wheel cleaning facilities) attached to planning permission reference

Date of Decision 25.09.17

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Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 17/00426/TPTPO

Date Received : 26.06.17

Location : 41 Sish Lane Stevenage Herts SG1 3LS

Proposal : Removal of 2no Oak trees (T1 and T2) protected by Tree Preservation Order 94.

Date of Decision 19.09.17

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Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

7. Application No : 17/00434/FPH

Date Received : 27.06.17

Location : 16 Marlowe Close Stevenage Herts SG2 0JJ

Proposal : Single storey rear and first floor side extension

Date of Decision 12.09.17

:

Decision : **Planning Permission is GRANTED**

8. Application No : 17/00440/TPTPO

Date Received : 27.06.17

Location : 37 Chancellors Road Stevenage Herts SG1 4AP

Proposal : Thinning of crown to 2no. oak trees (T9 & T10) and 1no. elm tree (G2) protected by TPO 14

Date of Decision : 23.08.17

Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

9. Application No : 17/00439/FPH

Date Received : 28.06.17

Location : 9 Tamar Close Stevenage Herts

Proposal : Erection of a rear conservatory

Date of Decision : 31.08.17

Decision : **Planning Permission is GRANTED**

10. Application No : 17/00443/FPH

Date Received : 30.06.17

Location : 387 Broadwater Crescent Stevenage Herts SG2 8HA

Proposal : Single storey rear extension

Date of Decision : 05.10.17

Decision : **Planning Permission is GRANTED**

11. Application No : 17/00446/TPTPO

Date Received : 03.07.17

Location : Bradshaw Court The Paddocks Stevenage Herts

Proposal : Reduction of canopies by 3m to 2no. lime trees (T1 and T2) protected by TPO 64

Date of Decision : 23.08.17

Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE**

## SUBJECT OF A TREE PRESERVATION ORDER

12. Application No : 17/00451/FPH  
Date Received : 04.07.17  
Location : 29 Basils Road Stevenage Herts SG1 3PY  
Proposal : Ground Floor infill rear extension and partial First Floor rear extension  
Date of Decision : 28.09.17  
Decision : **Planning Permission is GRANTED**
13. Application No : 17/00470/CLPD  
Date Received : 04.07.17  
Location : 11 Longfields Stevenage Herts SG2 8QD  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 23.08.17  
Decision : **Certificate of Lawfulness is APPROVED**
14. Application No : 17/00456/FPH  
Date Received : 05.07.17  
Location : 27 Granby Road Stevenage Herts SG1 4AR  
Proposal : Single storey side extension  
Date of Decision : 31.08.17  
Decision : **Planning Permission is GRANTED**
15. Application No : 17/00458/FPH  
Date Received : 06.07.17

Location : 1 Bragbury Barns Pembridge Gardens Stevenage Herts

Proposal : Retention of front porch

Date of Decision : 31.08.17

Decision : **Planning Permission is GRANTED**

16. Application No : 17/00459/LB

Date Received : 06.07.17

Location : 1 Bragbury Barns Pembridge Gardens Stevenage Herts

Proposal : Retention of front porch

Date of Decision : 31.08.17

Decision : **Listed Building Consent is GRANTED**

17. Application No : 17/00462/FPH

Date Received : 07.07.17

Location : Land Adjacent To Wayside Rectory Lane Stevenage Herts

Proposal : Erection of vehicular gates to access road for Pinetrees and Orchard House, Rectory Lane

Date of Decision : 12.09.17

Decision : **Planning Permission is GRANTED**

18. Application No : 17/00464/COND

Date Received : 07.07.17

Location : Former John Lewis Plc Cavendish Road Stevenage Herts

Proposal : Discharge of condition 5 (Code of Construction Practice); 6 (screening/enclosure of plant and machinery) and 7 (Construction Management Plan) attached to planning permission reference number 15/00702/FPM



Date of Decision 18.09.17  
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Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

19. Application No : 17/00474/FP

Date Received : 11.07.17

Location : 215 Wisden Road Stevenage Herts SG1 5NP

Proposal : Single storey front and rear extensions and erection of a boundary wall/fence.

Date of Decision 07.09.17  
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Decision : **Planning Permission is GRANTED**

20. Application No : 17/00477/FP

Date Received : 11.07.17

Location : Overtime Vehicle Rescue Site Norton Green Road  
Stevenage Herts

Proposal : Change of use of land and buildings to vehicle sales and hire depot (sui generis) including provision of jet wash bay and modular building.

Date of Decision 26.09.17  
:

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed sui generis use of the site as a vehicle sales/hire depot is contrary to Policies E2 and E4 of the Stevenage District Plan Second Review 1991-2011 and also Policies EC2 and EC4 of the Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 which cumulatively seek to retain the application site for B-class uses. Given that the application site is protected for employment use the proposal is also contrary to the National Planning Policy Framework 2012 which seeks to support sustainable economic growth. The loss of employment premises is not considered to be justified particularly as there is an identified need for more employment land for the Borough which would be exacerbated by the loss of this unit.

21. Application No : 17/00478/CLED  
Date Received : 11.07.17  
Location : 115A Drakes Drive Stevenage Herts SG2 0HA  
Proposal : Certificate of lawfulness for the retention of existing 1no. bedroom dwelling  
Date of Decision : 01.09.17  
Decision : **Certificate of Lawfulness is APPROVED**
22. Application No : 17/00479/FPH  
Date Received : 11.07.17  
Location : 57 Wetherby Close Stevenage Herts SG1 5RX  
Proposal : Single storey rear extension  
Date of Decision : 10.09.17  
Decision : **Planning Permission is GRANTED**
23. Application No : 17/00480/FPH  
Date Received : 12.07.17  
Location : 11 Burns Close Stevenage Herts SG2 0JN  
Proposal : Single storey front and side extension  
Date of Decision : 07.09.17  
Decision : **Planning Permission is GRANTED**
24. Application No : 17/00483/FPH  
Date Received : 12.07.17  
Location : 22 Beane Avenue Stevenage Herts SG2 7DL  
Proposal : Rear conservatory  
Date of Decision : 19.09.17

Decision : **Planning Permission is GRANTED**

25. Application No : 17/00500/FPH

Date Received : 13.07.17

Location : 10 Aldeburgh Close Stevenage Herts SG1 2JT

Proposal : Single storey side and rear extension

Date of Decision : 06.09.17

Decision : **Planning Permission is GRANTED**

26. Application No : 17/00486/FP

Date Received : 14.07.17

Location : Red Lion 80 High Street Stevenage Herts

Proposal : External redecoration works to front elevation

Date of Decision : 11.09.17

Decision : **Planning Permission is GRANTED**

27. Application No : 17/00487/LB

Date Received : 14.07.17

Location : Red Lion 80 High Street Stevenage Herts

Proposal : External redecoration works to front elevation and minor internal alterations & refurbishment works

Date of Decision : 11.09.17

Decision : **Listed Building Consent is GRANTED**

28. Application No : 17/00492/FPH

Date Received : 16.07.17

Location : 15 Hardwick Close Stevenage Herts SG2 8UF

Proposal : Demolition of the existing conservatory to facilitate erection of part single storey, part two storey rear extension; two storey side extension and single storey front extension

Date of Decision : 07.09.17

Decision : **Planning Permission is GRANTED**

29. Application No : 17/00494/FPH

Date Received : 17.07.17

Location : 40 Symonds Green Road Stevenage Herts SG1 2HA

Proposal : Single storey side and rear extension

Date of Decision : 11.09.17

Decision : **Planning Permission is GRANTED**

30. Application No : 17/00496/CLEU

Date Received : 17.07.17

Location : The Barn Warren Court 116 High Street Stevenage

Proposal : Certificate of lawfulness for the use of barn as offices

Date of Decision : 20.09.17

Decision : **Certificate of Lawfulness is APPROVED**

31. Application No : 17/00498/FP

Date Received : 18.07.17

Location : Red Lion 80 High Street Stevenage Herts

Proposal : Erection of an oak framed shelter in the rear patio area.

Date of Decision 26.09.17

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Decision : **Planning Permission is GRANTED**

32. Application No : 17/00501/FP

Date Received : 18.07.17

Location : MBDA UK Six Hills Way Stevenage Herts

Proposal : Erection of single storey B1/B2 (Business/General Industry) unit.

Date of Decision 08.09.17

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Decision : **Planning Permission is GRANTED**

33. Application No : 17/00502/FP

Date Received : 18.07.17

Location : 75 Ingleside Drive Stevenage Herts SG1 4RY

Proposal : Variation of condition 4 of planning permission reference number 15/00598/FPH, to allow retention of garage conversion and revised off-street parking

Date of Decision 27.09.17

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Decision : **Planning Permission is GRANTED**

34. Application No : 17/00506/CLPD

Date Received : 18.07.17

Location : 22 Ayr Close Stevenage Herts SG1 5RZ

Proposal : Single storey rear extension

Date of Decision 06.09.17

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Decision : **Certificate of Lawfulness is APPROVED**

35. Application No : 17/00505/FPH  
Date Received : 19.07.17  
Location : 22 Ayr Close Stevenage Herts SG1 5RZ  
Proposal : Garage Conversion  
Date of Decision : 07.09.17  
Decision : **Planning Permission is GRANTED**

36. Application No : 17/00510/FP  
Date Received : 19.07.17  
Location : 62-67 Julia Gate Stevenage Herts SG2 7QT  
Proposal : Replacement windows  
Date of Decision : 14.09.17  
Decision : **Planning Permission is GRANTED**

37. Application No : 17/00511/FPH  
Date Received : 20.07.17  
Location : 7 Boxfield Green Stevenage Herts  
Proposal : First floor rear extension and loft conversion  
Date of Decision : 15.09.17  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed loft conversion utilising the mansard roof feature would result in a bulky and incongruous feature that would have an adverse impact on the street scene given that the property is prominent in views from the White Way. Additionally, the proposal does not follow the guidance for roof

extensions as set out in the Stevenage Design Guide 2009 and is contrary to Policy TW9 of the Stevenage District Plan Second Review 1991-2011, Policy GD1 of the emerging Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and the advice in Chapter 7 of the National Planning Policy Framework March 2012.

2. The proposed mansard roof element would result in an unacceptable loss and perceived loss of privacy to no. 9 Boxfield Green to the rear due to the height of the windows in the roof, their size and number and their projection significantly further forward of the existing roof slope. This impact would be to the detriment of the residential amenity of its occupants, contrary to Policy TW8 of the Stevenage District Plan Second Review 1991-2011.

38. Application No : 17/00514/FP

Date Received : 20.07.17

Location : 68-73 Julia Gate Stevenage Herts SG2 7QT

Proposal : Replacement windows

Date of Decision : 14.09.17

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Decision : **Planning Permission is GRANTED**

39. Application No : 17/00515/AD

Date Received : 20.07.17

Location : Debenhams, Unit 5 Roaring Meg Retail Park London Road Stevenage

Proposal : Installation of 2no internally illuminated hanging signs.

Date of Decision : 08.09.17

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Decision : **Advertisement Consent is GRANTED**

40. Application No : 17/00518/FP

Date Received : 21.07.17

Location : Argos Ltd, Unit 3 Roaring Meg Retail Park London Road Stevenage

Proposal : Installation of an ATM

Date of Decision : 18.09.17

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Decision : **Planning Permission is GRANTED**

41. Application No : 17/00519/CLPD

Date Received : 24.07.17

Location : 29 The Muntings Stevenage Herts SG2 9DN

Proposal : Certificate of lawfulness for use of existing dwelling as a six person HMO

Date of Decision : 19.09.17

Decision : **Certificate of Lawfulness is APPROVED**

42. Application No : 17/00520/FPH

Date Received : 24.07.17

Location : 31 Ashleigh Stevenage Herts SG2 9UL

Proposal : Single storey extension, two storey infill extension to the rear and first floor infill extension to the front.

Date of Decision : 12.09.17

Decision : **Planning Permission is GRANTED**

43. Application No : 17/00521/PREAPP

Date Received : 24.07.17

Location : Fairlands Valley Farmhouse Fairlands Way Stevenage Herts

Proposal : Refurbishment of the existing farmhouse along with extensions to the east and west elevations

Date of Decision : 06.10.17

Decision : **Planning Permission is GRANTED**

44. Application No : 17/00523/FPH



Date Received : 24.07.17

Location : 150 Leaves Spring Stevenage Herts SG2 9BG

Proposal : First floor rear extension

Date of Decision : 03.10.17

Decision : **Planning Permission is GRANTED**

45. Application No : 17/00525/HPA

Date Received : 24.07.17

Location : 43 Breakspear Stevenage Herts SG2 9SQ

Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4m, for which the maximum height will be 2.7m and the height to the eaves will be 2.5m

Date of Decision : 06.09.17

Decision : **Prior Approval is NOT REQUIRED**

46. Application No : 17/00526/LB

Date Received : 25.07.17

Location : Barclay Secondary School Walkern Road Stevenage Herts

Proposal : Listed building consent for demolition of existing drama studio and sixth form block; erection of new sixth form block to incorporate drama studio, glazed linkway and new external canopy.

Date of Decision : 18.09.17

Decision : **Listed Building Consent is GRANTED**

47. Application No : 17/00527/FPH

Date Received : 25.07.17

Location : 4 Gloucester Close Stevenage Herts SG1 3RQ

Proposal : Demolition of existing conservatory and erection of two storey rear extension

Date of Decision : 20.09.17

Decision : **Planning Permission is GRANTED**

48. Application No : 17/00529/FPH

Date Received : 27.07.17

Location : 111 Walkern Road Stevenage Herts SG1 3RB

Proposal : Part two storey; part single storey rear extension and single storey front extension

Date of Decision : 26.09.17

Decision : **Planning Permission is GRANTED**

49. Application No : 17/00530/FPH

Date Received : 27.07.17

Location : 13 Monarch Rise Stevenage Herts SG1 4FS

Proposal : Two storey side extension and single storey front and rear extensions

Date of Decision : 27.09.17

Decision : **Planning Permission is GRANTED**

50. Application No : 17/00532/FP

Date Received : 28.07.17

Location : Symonds Green Community Centre Filey Close Stevenage Herts

Proposal : Extension of 2.4m high green metal fence and retention of a 1.2m wide footpath.

Date of Decision : 08.09.17

Decision : **Planning Permission is GRANTED**

51. Application No : 17/00538/FPH  
Date Received : 01.08.17  
Location : 58 Plash Drive Stevenage Herts SG1 1LN  
Proposal : Single storey side and rear extensions  
Date of Decision : 27.09.17  
Decision : **Planning Permission is GRANTED**
52. Application No : 17/00539/FPH  
Date Received : 02.08.17  
Location : 20 Cuttys Lane Stevenage Herts SG1 1UN  
Proposal : Single storey rear extension  
Date of Decision : 20.09.17  
Decision : **Planning Permission is GRANTED**
53. Application No : 17/00540/FPH  
Date Received : 02.08.17  
Location : 13 Vallansgate Stevenage Herts SG2 8PY  
Proposal : Single storey rear extension to garage  
Date of Decision : 20.09.17  
Decision : **Planning Permission is GRANTED**
54. Application No : 17/00541/FPH  
Date Received : 02.08.17  
Location : 3 And 4 Coreys Mill Stevenage Herts SG1 4AA  
Proposal : Two-storey rear extensions to No. 3 and 4 and erection of garage and minor alterations to ground floor of No.4

Date of Decision 06.10.17

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Decision : **Planning Permission is GRANTED**

55. Application No : 17/00546/TPCA

Date Received : 04.08.17

Location : Rear Of 41 Burydale Stevenage Herts SG2 8AU

Proposal : Removal of 1no Malus tree

Date of Decision 08.09.17

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Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A  
CONSERVATION AREA**

56. Application No : 17/00547/FPH

Date Received : 04.08.17

Location : 34 Herne Road Stevenage Herts SG1 4RW

Proposal : Single storey front extension

Date of Decision 05.10.17

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Decision : **Planning Permission is GRANTED**

57. Application No : 17/00548/LB

Date Received : 04.08.17

Location : 37 High Street Stevenage Herts SG1 3AR

Proposal : External alterations including alterations to windows and  
doors and internal alterations to layout

Date of Decision 28.09.17

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Decision : **Listed Building Consent is GRANTED**

58. Application No : 17/00550/COND  
Date Received : 04.08.17  
Location : DuPont (UK) Ltd Wedgwood Way Stevenage Herts  
Proposal : Discharge of Condition 2 (Landscaping) attached to planning permission reference number 16/00782/RMM  
Date of Decision : 11.10.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
59. Application No : 17/00551/CLPD  
Date Received : 07.08.17  
Location : 69 Barham Road Stevenage Herts SG2 9HY  
Proposal : Loft conversion incorporating rear dormer window  
Date of Decision : 27.09.17  
Decision : **Certificate of Lawfulness is APPROVED**
60. Application No : 17/00552/FPH  
Date Received : 07.08.17  
Location : 18 Stoney Croft Stevenage Herts SG1 3TN  
Proposal : Single storey rear extension  
Date of Decision : 03.10.17  
Decision : **Planning Permission is GRANTED**
61. Application No : 17/00553/FPH  
Date Received : 07.08.17

Location : 19 Gonville Crescent Stevenage Herts SG2 9LU

Proposal : Retention of single storey rear extension

Date of Decision : 02.10.17

Decision : **Planning Permission is GRANTED**

62. Application No : 17/00554/FPH

Date Received : 08.08.17

Location : 146 Chertsey Rise Stevenage Herts SG2 9JH

Proposal : Two storey rear and part two storey, part single storey front extensions and garage conversion

Date of Decision : 03.10.17

Decision : **Planning Permission is GRANTED**

63. Application No : 17/00557/FP

Date Received : 08.08.17

Location : 109 Blenheim Way Stevenage Herts SG2 8TD

Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission reference number 16/00817/FP

Date of Decision : 02.10.17

Decision : **Planning Permission is GRANTED**

64. Application No : 17/00574/FP

Date Received : 08.08.17

Location : 173 Hopton Road Stevenage Herts SG1 2LF

Proposal : Change of use of public amenity land to private residential land

Date of Decision : 02.10.17

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Decision : **Planning Permission is GRANTED**

65. Application No : 17/00558/AD

Date Received : 09.08.17

Location : Sainsbury's Plc Hitchin Road Stevenage Herts

Proposal : Erection of 1no. non-illuminated hanging sign; 6no. non-illuminated panel signs; and 6no. internally illuminated panel signs

Date of Decision 12.09.17

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Decision : **Advertisement Consent is GRANTED**

66. Application No : 17/00559/FP

Date Received : 09.08.17

Location : St. Hugh's Church Mobbsbury Way Stevenage Herts

Proposal : Replacement of the front entrance screen and doors and re-cladding of entrance canopy

Date of Decision 12.09.17

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Decision : **Planning Permission is GRANTED**

67. Application No : 17/00560/FPH

Date Received : 09.08.17

Location : 15 St. Andrews Drive Stevenage Herts SG1 4UY

Proposal : Garage conversion

Date of Decision 02.10.17

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Decision : **Planning Permission is GRANTED**

68. Application No : 17/00561/CC  
Date Received : 09.08.17  
Location : Barclay Secondary School Walkern Road Stevenage Herts  
Proposal : Consultation by Herts County Council for the demolition of existing drama studio block and 6th form block. Erection of a new combined 6th form and drama block with a glazed link to the science block  
Date of Decision : 07.09.17  
Decision : **This Council Raises NO OBJECTION to the Development Proposed**
69. Application No : 17/00562/HPA  
Date Received : 10.08.17  
Location : 20 Livingstone Link Stevenage Herts SG2 0EP  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 6.0m, for which the maximum height will be 2.85m, and the height to the eaves will be 2.55m  
Date of Decision : 06.09.17  
Decision : **Prior Approval is NOT REQUIRED**
70. Application No : 17/00564/CLPD  
Date Received : 11.08.17  
Location : 2 Grenville Way Stevenage Herts SG2 8XZ  
Proposal : Single storey rear extension  
Date of Decision : 03.10.17  
Decision : **Certificate of Lawfulness is APPROVED**
71. Application No : 17/00569/FPH  
Date Received : 14.08.17



Location : 54 Brunel Road Stevenage Herts SG2 0AD  
Proposal : First floor side extension and two storey rear extension following removal of existing conservatory  
Date of Decision : 12.10.17

Decision : **Planning Permission is GRANTED**

72. Application No : 17/00570/FPH

Date Received : 14.08.17

Location : 16 Manchester Close Stevenage Herts SG1 4TQ

Proposal : Single story side and rear extension

Date of Decision : 02.10.17

Decision : **Planning Permission is GRANTED**

73. Application No : 17/00573/HPA

Date Received : 14.08.17

Location : 36A Woodland Way Stevenage Herts SG2 8BT

Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.53m, for which the maximum height will be 3.95m and the height to the eaves will be 2.55m

Date of Decision : 22.09.17

Decision : **Prior Approval is NOT REQUIRED**

74. Application No : 17/00575/FPH

Date Received : 14.08.17

Location : 38 Rowland Road Stevenage Herts SG1 1TF

Proposal : Two storey rear extension

Date of Decision : 05.10.17

Decision : **Planning Permission is GRANTED**

75. Application No : 17/00576/TPCA  
Date Received : 15.08.17  
Location : Theydon Rectory Lane Stevenage Herts  
Proposal : Removal of 7no Conifers (T1-T7) and 1no Twin Stem Conifer (T10). Reduction of 1no Cherry tree (T8) by 30%, 1no Laurel tree (T9) by 50% and 2no Silver Birch trees (T10 & T11) by 25%  
Date of Decision : 21.09.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
76. Application No : 17/00577/FPH  
Date Received : 15.08.17  
Location : 2 Rectory Croft Rectory Lane Stevenage Herts  
Proposal : Two storey side extension and single storey side and rear extensions.  
Date of Decision : 09.10.17  
Decision : **Planning Permission is GRANTED**
77. Application No : 17/00578/TPCA  
Date Received : 15.08.17  
Location : Medix Pharmacy 84 High Street Stevenage Herts  
Proposal : Removal of 1no. Cedar tree  
Date of Decision : 27.09.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
78. Application No : 17/00583/FP  
Date Received : 16.08.17

Location : 134 The Paddocks Stevenage Herts SG2 9UF

Proposal : Variation of condition 6 (hard surfacing) attached to planning permission reference number 16/00509/FP to retain the existing gravel access driveway

Date of Decision : 20.09.17

Decision : **Planning Permission is GRANTED**

79. Application No : 17/00585/FPH

Date Received : 17.08.17

Location : 25 Jackdaw Close Stevenage Herts SG2 9DA

Proposal : Retrospective planning permission for a single storey side extension

Date of Decision : 06.10.17

Decision : **Planning Permission is GRANTED**

80. Application No : 17/00587/CLED

Date Received : 17.08.17

Location : 178 Mildmay Road Stevenage Herts SG1 5SZ

Proposal : Certificate of lawfulness for single storey rear extension

Date of Decision : 06.10.17

Decision : **Certificate of Lawfulness is APPROVED**

81. Application No : 17/00589/FPH

Date Received : 18.08.17

Location : 32 Sheepcroft Hill Stevenage Herts SG2 9PS

Proposal : Side conservatory

Date of Decision : 02.10.17

Decision : **Planning Permission is GRANTED**

82. Application No : 17/00591/HPA

Date Received : 21.08.17

Location : 55 Broad Oak Way Stevenage Herts SG2 8QN

Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4m, for which the maximum height will be 3m and the height of the eaves will be 3m.

Date of Decision 27.09.17

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Decision : **Prior Approval is REQUIRED and GIVEN**

83. Application No : 17/00592/TPCA

Date Received : 21.08.17

Location : 10 Orchard Road Stevenage Herts SG1 3HE

Proposal : Thinning of 18no Conifers in the rear garden

Date of Decision 04.10.17

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Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

84. Application No : 17/00593/TPCA

Date Received : 21.08.17

Location : 103A High Street Stevenage Herts SG1 3HR

Proposal : Pollarding of 1no Goat Willow (T1)

Date of Decision 02.10.17

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Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

85. Application No : 17/00594/FPH  
Date Received : 21.08.17  
Location : 16 Sweyns Mead Stevenage Herts SG2 0JZ  
Proposal : Single storey rear extension  
Date of Decision 06.10.17  
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Decision : **Planning Permission is GRANTED**
86. Application No : 17/00596/COND  
Date Received : 21.08.17  
Location : The Wine Society Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of conditions 3 (materials); 7 (boundary treatments); 13 (landscaping scheme); 15 (tree protection) and partial discharge of condition 4 (construction management plan) and condition 6 (construction method statement) attached to planning permission reference number 14/00053/FPM.  
Date of Decision 20.09.17  
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Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
87. Application No : 17/00597/NMA  
Date Received : 21.08.17  
Location : The Wine Society Gunnels Wood Road Stevenage Herts  
Proposal : Non material amendment to planning permission reference number 14/00053/FPM to amend condition 5 to delay the highway works until phase 2 (Warehouse 6) is implemented.  
Date of Decision 19.09.17  
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Decision : **Non Material Amendment AGREED**
88. Application No : 17/00598/NMA  
Date Received : 21.08.17

Location : The Wine Society Gunnels Wood Road Stevenage Herts

Proposal : Non material amendment to planning permission reference number 14/00053/FPM to allow minor changes to the external yard, adjustment of the location of canopy above loading bays, relocation of projecting staircase between Warehouse 5 and 2. Minor adjustments to the cladding and glazing arrangements, doors and internal adjustments.

Date of Decision : 08.09.17

Decision : **Non Material Amendment AGREED**

89. Application No : 17/00601/CLED

Date Received : 24.08.17

Location : 2 Trafford Court Skegness Road Stevenage Herts

Proposal : Certificate of lawfulness for garage conversion and porch.

Date of Decision : 06.10.17

Decision : **Certificate of Lawfulness is APPROVED**

90. Application No : 17/00603/NMA

Date Received : 25.08.17

Location : 21 Spring Drive Stevenage Herts SG2 8BA

Proposal : Non material amendment to planning permission reference number 17/00085/FPH to increase the size of the side extension by 250mm

Date of Decision : 18.09.17

Decision : **Non Material Amendment AGREED**

91. Application No : 17/00614/COND

Date Received : 31.08.17

Location : Former John Lewis Plc Cavendish Road Stevenage Herts

Proposal : Discharge of condition 4 (asbestos survey) attached to planning permission reference number 15/00702/FPM

- Date of Decision 18.09.17  
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- Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
92. Application No : 17/00617/TPCA
- Date Received : 31.08.17
- Location : 17 Walkern Road Stevenage Herts SG1 3QX
- Proposal : Crown reduction by 2m and crown lift by 3.5m to 1no Contorted Willow (T1)
- Date of Decision 04.10.17  
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- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
93. Application No : 17/00618/COND
- Date Received : 01.09.17
- Location : The Wine Society Gunnels Wood Road Stevenage Herts
- Proposal : Discharge of condition 9 (surface water drainage scheme) and 10 (contamination scheme) attached to planning permission reference number 14/00053/FPM
- Date of Decision 27.09.17  
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- Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
94. Application No : 17/00630/TPTPO
- Date Received : 07.09.17
- Location : 17 Hitchin Road Stevenage Herts SG1 3BJ
- Proposal : Crown reduction by 20% on 1no Horse Chestnut (T1) protected by Tree Preservation Order 80
- Date of Decision 06.10.17  
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- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

95. Application No : 17/00642/AD  
Date Received : 12.09.17  
Location : ASK (Pizza & Pasta) 15 Stevenage Leisure Park Kings Way Stevenage  
Proposal : Installation of 4no. internally illuminated individually lettered fascia signs and 2no. internally illuminated menu box signs  
Date of Decision : 09.10.17  
Decision : **Advertisement Consent is GRANTED**
96. Application No : 17/00667/CC  
Date Received : 19.09.17  
Location : Leys JMI School Ripon Road Stevenage Herts  
Proposal : Consultation by Herts County Council for a permanent single storey classroom extension and covered walkway  
Date of Decision : 06.10.17  
Decision : **This Council Raises NO OBJECTION to the Development Proposed**

## **BACKGROUND DOCUMENTS**

Relevant Internal Planning & Development Files