

## SUMMARY OF DECISIONS

<b>Meeting:</b>	Planning and Development Committee	
<b>Date:</b>	Tuesday, 16 July 2019	
<b>Place:</b>	Council Chamber, Daneshill House, Danestrete	
<b>Members Present:</b>	Councillors:	David Cullen (Chair), Michelle Gardner (Vice-Chair), Doug Bainbridge, Sandra Barr, Jody Hanafin, Liz Harrington, Lizzy Kelly, Graham Lawrence, John Lloyd, Sarah-Jane McDonough, Maureen McKay, Graham Snell and Tom Wren.

<b>1</b>	<b>APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST</b>	<b>I Gourlay x2703</b>
	<p>There were no apologies for absence.</p> <p>Councillor Doug Bainbridge declared a prejudicial interest in Item 4 – 107 Blenheim Way: Change of Use from public amenity land to residential garden, as he was a trustee of the charity that maintained the land. He stated that he would withdraw from the meeting for the duration of that item.</p> <p>The Chair welcomed the Assistant Director (Planning &amp; Regulatory) to the meeting following his recent return from adoption leave.</p> <p>The Assistant Director (Planning &amp; Regulatory) referred to a number of major applications that would be considered in the coming months where SBC was either the applicant and/or landowner of sites. In determining these applications, Members would need to distinguish material planning considerations from non-material considerations, such as the potential financial gain for SBC as landowner. In such circumstances, he commented that, if required, a planning lawyer would be available to assist the Committee in its deliberations on such applications.</p>	
<b>2</b>	<b>MINUTES - 18 JUNE 2019</b>	<b>I Gourlay x2703</b>
	<p>It was <b>RESOLVED</b> that the Minutes of the meeting of the Planning &amp; Development Committee held on 18 June 2019 be approved as a correct record and signed by the Chair.</p>	

3	19/00315/FPH - 29 HAYFIELD, STEVENAGE	J Chettleburgh x2266
	<p>The Committee supported the addition of an informative to the applicant, advising that planning permission from the Council would need to be obtained if the property were to be converted to a HMO (House in Multiple Occupation) in the future.</p> <p>It was <b>RESOLVED</b> that application 19/00284/FPM be granted planning permission, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be carried out in accordance with the following approved plans:  011_D_01_; 011_D_02_1; 011_D_03_1; 011_D_07_1.</li> <li>2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>3. The materials to be used in the construction of the development hereby permitted shall be as specified in the application submission.</li> </ol> <p><u>Informative:</u></p> <p>House of Multiple Occupation - If the property is to be converted into a House of Multiple Occupation (HMO) in the future, you will be required to seek planning permission from Stevenage Borough Council as the Local Planning Authority. This is because Stevenage Borough Council introduced an Article 4 Direction which removed permitted development rights for changes of use from C3 (residential) to C4 (HMO). The Article 4 direction came into force on 20 September 2017. A copy of the Article 4 Direction can be viewed on the Council Website on <a href="http://www.stevenage.gov.uk/149690/planning-policy/167774/">http://www.stevenage.gov.uk/149690/planning-policy/167774/</a></p>	
4	19/00344/FP - 107, BLENHEIM WAY, STEVENAGE	R Elliott x2836
	<p>It was <b>RESOLVED</b> that application 19/00344/FP be granted planning permission, subject to the following conditions:</p>	

	<ol style="list-style-type: none"> <li>1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan.</li> <li>2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>3. The area of land, shown outlined in red on the approved Site Location Plan, shall be enclosed by timber fencing to match the existing rear garden fencing and shall be no higher than 1.8m in height unless otherwise agreed in writing by the Local Planning Authority.</li> </ol>	
<b>5</b>	<b>19/00286/FP - 24 ALMONDS LANE, STEVENAGE</b>	<b>R Elliott x2836</b>
	<p>It was <b>RESOLVED</b> that application 19/00286/FP be granted planning permission, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be carried out in accordance with the following approved plans: SITE LOCATION PLAN; TQRQM19137225356805 (Amended Site Plan).</li> <li>2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>3. The approved area of land shall be enclosed by close boarded timber fencing no higher than 1.8m between markers A, B, C and D, timber post and rail fencing no higher than 1m between markers E and F, and the existing hedgerow shall be replaced between markers C and E, as shown on Plan Number TQRQM19137225356805 (Amended Site Plan) unless otherwise agreed in writing by the Local Planning Authority.</li> <li>4. 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 beforehand by a suitably qualified ornithologist.</li> </ol>	

6	19/00284/FPM - 85 - 103 QUEENSWAY, STEVENAGE	J Chettleburgh x2266
	<p>It was <b>RESOLVED</b> that application 19/00284/FPM be granted planning permission, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be carried out in accordance with the following approved plans:  P1.1 (received 04.07.2019); P1.2 (received 04.07.2019); P1.3 (received 04.07.2019); P2.1 (received 04.07.2019); P2.2 (received 04.07.2019).</li> <li>2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>3. Prior to the first occupation of the ground floor Use Class A1 (Shop) to A3 (Restaurants and Cafes) or A4 (Bars and Public Houses) units as detailed on the approved drawings, a scheme for the installation of equipment to control the emission of fumes and smell from these premises shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented prior to the first occupation of these units. All equipment installed as part of the scheme shall thereafter be operated, serviced and maintained in accordance with the manufacturer's instructions.</li> <li>4. Prior to the first occupation of the ground floor Use Class A1 (Shop) to A3 (Restaurants and Cafes) or A4 (Bars and Public Houses) units as detailed on the approved drawings, a scheme for the adequate provision of waste segregated into recycling and non-recycling shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented prior to the first occupation of these units.</li> <li>5. 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. These times apply to work which is audible at the site boundary.</li> </ol>	

	<p>6. Prior to the first occupation of the ground floor Use Class A1 (Shop) to A3 (Restaurants and Cafes) or A4 (Bars and Public Houses) units as detailed on the approved drawings, details of noise nuisance mitigation provisions appropriate to the occupation of the unit will be submitted to and approved in writing by the Local Planning Authority, so as to prevent the occurrence of noise nuisance due to the occupation and use of the unit.</p>	
7	19/00333/FPM - 21 - 29 TOWN SQUARE, STEVENAGE	J Chettleburgh x2266
	<p>The Committee supported the Principal Planning Officer's proposed variation to Condition 1, which was the addition of Plan No. AA7916-2106A.</p> <p>It was <b>RESOLVED</b> that application 19/00333/FPM be granted planning permission, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be carried out in accordance with the following approved plans:  AA7916-2102A; AA7916-2013A; AA7916-2015A; AA7916-2101A; AA7916-2200C; AA7916-2201C; AA7916-2202B; AA7916-2203B; AA7916-2205B; AA7916-2206B; AA7916-2001; AA7916-2000; AA7916-2002; AA7916-2100A; AA7916-2106A</li> <li>2. The development hereby permitted shall be begun before 4 April 2022.</li> <li>3. Prior to the undertaking of external concrete cladding works to the application building and the installation of the lift overrun, samples of the materials to be used to replace the concrete cladding of the development and the lift overrun hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</li> <li>4. Prior to the undertaking of external fenestration works to the application building, drawn details of the replacement fenestration showing the detail and proportions of glazing bars compared to existing fenestration for the front elevations to Danestrete, Town Square and Queensway shall be submitted to and approved in writing but the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</li> </ol>	

	<p>5. Prior to the first occupation of a Class A3 (Restaurants and Cafes) as detailed in the submitted application, a scheme for the installation of equipment to control the emissions of fumes and smell from these premises shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first use of the premises as Class A3 (Restaurants and Cafes). All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.</p> <p>6. Before any plant and/or machinery is installed on the premises as detailed in the application submission, details of the acoustic louvered screen shall be submitted to and approved in writing by the Local Planning Authority. The acoustic screen shall be installed in accordance with the approved details prior to the first operation of the plant and/or machinery.</p> <p>7. 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. These times apply to work which is audible at the site boundary.</p> <p>8. Prior to the occupation the building, details of measures to address adaptation to climate change shall be submitted to and approved in writing by the Local Planning Authority. These measures shall then be implemented and permanently maintained in accordance with the approved details.</p> <p>9. Prior to the occupation of the building, details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be erected in accordance with the approved details.</p>	
8	<b>INFORMATION REPORT - DELEGATED DECISIONS</b>	
	It was <b>RESOLVED</b> that the report be noted.	

<b>9</b>	<b>INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS</b>	
	It was <b>RESOLVED</b> that the report be noted.	
<b>10</b>	<b>URGENT PART I BUSINESS</b>	<b>Z Al-Jawad x2257</b>
	<p><u>Application for development of the Icon Building</u></p> <p>The Assistant Director (Planning &amp; Regulatory) advised that officers had been in discussions with the developer aiming to submit an application for the demolition of the Icon Building and its replacement with 7 blocks of residential apartments. The developer would be holding a public exhibition on the proposed scheme. He reminded Members of the Committee that should they wish to attend the exhibition and participate in the debate on any future application when it came before the Committee then they should be careful not to give any indication of their views on the proposals at the exhibition.</p> <p>The Assistant Director (Planning &amp; Regulatory) stated that the above advice also applied to the exhibition to be held by MACE in the coming weeks regarding the SG1 development proposals.</p>	
<b>11</b>	<b>EXCLUSION OF THE PRESS AND PUBLIC</b>	
	Not required.	
<b>12</b>	<b>URGENT PART II BUSINESS</b>	
	None.	

