

### SUMMARY OF DECISIONS -

<b>Meeting:</b>	Planning and Development Committee	
<b>Date:</b>	Tuesday, 11 January 2022	
<b>Place:</b>	Council Chamber	
<b>Members Present:</b>	Councillors:	Simon Speller, Maureen McKay, Doug Bainbridge, Myla Arceno, Adrian Brown, Teresa Callaghan, Matt Creasey, Michael Downing, Jody Hanafin, Graham Lawrence CC, Mrs Joan Lloyd, Adam Mitchell CC and Graham Snell

<b>1</b>	<b>APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST</b>	
	<p>Apologies for absence were submitted on behalf of Councillor Tom Wren.</p> <p>There were no declarations of interest.</p>	
<b>2</b>	<b>21/01264/FPM - STATION CAR PARK NORTH</b>	
	<p>It was <b>RESOLVED</b> that planning permission be granted subject to the conditions in the report and:</p> <ol style="list-style-type: none"> <li>1. The Assistant Director Planning and Regulation in consultation with the Chair of the Committee giving consideration to the balance and the configuration of disabled parking spaces in the covered and uncovered areas within the car park;</li> <li>2. Subject to any comments made by the Police in relation to the safety concerns being considered by the Assistant Director Planning and Regulation in consultation with the Chair of the Committee and the Member raising the concerns.</li> </ol>	
<b>3</b>	<b>21/01204/FPM - LAND ADJACENT TO 108 OAKS CROSS, STEVENAGE</b>	
	It was <b>RESOLVED</b> that planning permission be granted subject to conditions as per the recommendations in the report.	

4	<b>LAND TO THE WEST OF THE A1(M) AND SOUTH OF STEVENAGE ROAD, TODDS GREEN</b>	
	It was <b>RESOLVED</b> that planning permission be granted subject to conditions as per the recommendations in the report.	
5	<b>21/01101/FP - 303 RIPON ROAD, STEVENAGE</b>	
	<p>It was <b>RESOLVED</b> that application 21/01101/FP be refused planning permission for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The proposed conversion of the 4 bedroom family dwelling to 3 no. 1 bedroom studios combined with the conversion of similar properties to HMOs or flats within Ripon Road would further erode the provision of family homes which are needed to create a balanced and sustainable community. The proposed development is therefore, contrary to Policies SP7 and HO9 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019), the NPPF (2021) and PPG.</li>   <li>2) The proposed development would comprise the reduction of the private garden area to hardsurfacing to create surface parking combined with the front and rear extensions and the conversion of the property, including the garage to create 3 no. 1 bedroom studios would result in an overdevelopment of the site resulting in a detrimental impact to the character and appearance of the street scene of this part of Ripon Road. Therefore, the proposed development would be contrary to Policies SP8 and GD1 of Stevenage Borough Local Plan 2011 – 2031 (adopted 2019), the Council’s Design Guide SPD (2009), the NPPF (2021) and PPG.</li> </ol>	

	<p>3) The proposed relocation of the existing street light would result in an area to the rear of the property which would not be properly illuminated and this would create an unwelcoming environment which could give rise to a fear of crime. Therefore, the proposed development would be contrary to Policies SP8 and GD1 of Stevenage Borough Local Plan 2011 – 2031 (adopted 2019), the Council’s Design Guide SPD (2009), the NPPF (2021) and PPG.</p>
<b>6</b>	<b>21/01149/FP - 36 HASTINGS CLOSE, STEVENAGE</b>
	It was <b>RESOLVED</b> that planning permission be granted subject to conditions as per the recommendations in the report.
<b>7</b>	<b>INFORMATION REPORT - DELEGATED DECISIONS</b>
	Noted.
<b>8</b>	<b>INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS</b>
	None.
<b>9</b>	<b>URGENT PART I BUSINESS</b>

	None.	
<b>10</b>	<b>EXCLUSION OF THE PRESS AND PUBLIC</b>	
	Not required.	
<b>11</b>	<b>URGENT PART II BUSINESS</b>	
	None.	

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