

SUMMARY OF DECISIONS

Meeting:	Planning and Development Committee	
Date:	Tuesday, 6 September 2022	
Place:	Council Chamber	
Members Present:	Councillors:	Michael Downing, Maureen McKay, Sandra Barr, Teresa Callaghan, Matt Creasey, Chris Howells, Graham Lawrence CC, Mrs Joan Lloyd, Adam Mitchell CC, Claire Parris, Graham Snell and Anne Wells

1	APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST	
	<p>Apologies for absence were submitted on behalf of Councillor Julie Ashley-Wren.</p> <p>Councillor McGuinness was in attendance as substitute Member.</p> <p>There were no declarations of interest.</p>	
2	MINUTES - 26 JULY 2022	
	<p>It was RESOLVED that the minutes of the Planning and Development Committee held on 26 July 2022 be approved as a correct record and signed by the Chair.</p>	
3	MINUTES - 9 AUGUST 2022	
	<p>It was RESOLVED that the minutes of the Planning and Development Committee held on 9 August 2022 be approved as a correct record and signed by the Chair.</p>	
4	22/00463/FP - LAND ADJACENT TO 68 STIRLING CLOSE	
	<p>The Committee considered a report in respect of application 22/000463/FP seeking planning permission for the erection of 1 no four bedroom dwelling at land adjacent to 68 Stirling Close, Stevenage.</p>	

	It was RESOLVED that application 22/000463/FP be granted planning permission, subject to the conditions set out in the report.	
5	22/00468/FPM - MBDA, SIX HILLS WAY	
	<p>The Committee considered a report in respect of application 22/00468/FPM seeking planning permission for the demolition of an existing storage facility and erection of a 3-storey Research and Development facility at MBDA UK, Six Hills Way, Stevenage.</p> <p>It was RESOLVED that application 22/00468/FPM be granted planning permission, subject to the conditions set out in the report.</p>	
6	22/00385/FPM - UNIT 4A, ROARING MEG RETAIL PARK, LONDON ROAD	
	<p>The Committee received a report considering the Variation of Condition 6 (range of goods restriction) attached to planning permission reference number 14/00680/FPM, external alterations to existing retail unit and ancillary works for Unit 4A, Roaring Meg Retail Park, London Road, Stevenage.</p> <p>Officers recommended Refusal of the application due to the failure of the applicant undertaking a sequential test which was proportionate and appropriate for the given proposal.</p> <p>Following debate it was RESOLVED that the recommendation to refuse the application be rejected.</p> <p>Following further debate, it was moved, seconded and RESOLVED that planning permission be granted, subject to the conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be carried out in accordance with the following approved plans: 2264-U4A-L01; 2264-U4A-P01; 2264-U4A-P02; 2264-U4A-P03; 2264-U4A-X01; 2264-U4A-X02; 2264-U4A-X03; 2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 	

	<ol style="list-style-type: none"> 3. The range of goods to be sold from the development shall be confined to retail warehousing of comparison goods to exclude expressly the sale of all foodstuffs for consumption off the premises, clothes and footwear (other than specifically for the playing of sport), or other fashion goods. Notwithstanding, Unit 4A hereby permitted may also be used for the sale of clothing, footwear and other fashion goods from up to a maximum sales area of 1,323 sqm (net), and the ancillary sale of associated confectionary and seasonal/gift food items from up to 141sqm. The extended range of goods may only be sold on the basis the floorspace is operated as a single, amalgamated unit. 4. Unit 4A hereby permitted shall only operate as one large amalgamated premise with internal connections maintained, as indicated on drawing no. 2264-U4A-P02 Proposed Ground Floor Plan. 5. The occupation of Unit 4A hereby permitted shall be by named retail operator TK Maxx / Homesense or other retail brand under the TJX parent company as agreed with the Council in writing. Should TK Maxx / Homesense or other retail brand under the TJX parent company as agreed with the Council in writing cease to trade from Unit 4A hereby permitted, the range of goods to be sold should revert to retail warehousing of comparison goods only as per condition 6 of planning permission 14/00680/FPM. 	
7	22/00389/FPM - UNIT 4A, ROARING MEG RETAIL PARK, LONDON ROAD	
	<p>The Committee received a report considering the installation of mezzanine floorspace for Unit 4A, Roaring Meg Retail Park, London Road, Stevenage.</p> <p>Officers recommended Refusal of the application due to the Planning Authority considering an sequentially preferable site in the Town Centre being available.</p> <p>Following debate it was RESOLVED that the recommendation to refuse the application be rejected.</p> <p>Following further debate, it was moved, seconded and RESOLVED that planning permission be granted, subject to the following legal</p>	

Agreement and conditions:

Legal Agreement for Application 22/00389/FPM Mezzanine

A £1,200 per annum for a period of 5 years (overall sum of £6000 and index-linked RPI March 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards supporting the implementation, processing and monitoring of the full travel plan including any engagement that may be needed.

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 2264-U4A-L01; 2264-U4A-P10; 2264-U4A-P11; 2264-U4A-P12; 2264-U4A-P13; 2264-U4A-X01; 2264-U4A-X02; 2264-U4A-X04
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The range of goods to be sold from the development shall be confined to retail warehousing of comparison goods to exclude expressly the sale of all foodstuffs for consumption off the premises, clothes and footwear (other than specifically for the playing of sport), or other fashion goods. Notwithstanding, Unit 4A hereby permitted may also be used for the sale of clothing, footwear and other fashion goods from up to a maximum sales area of 1,323 sqm (net), and the ancillary sale of associated confectionary and seasonal/gift food items from up to 141sqm. The extended range of goods may only be sold on the basis the floorspace is operated as a single, amalgamated unit.
- 4 Unit 4A hereby permitted, including any mezzanine floor, shall only operate as one large amalgamated premises with internal connections maintained, as indicated on drawing no. 2264-U4A-P11 Proposed Ground Floor Plan.
- 5 The mezzanine floorspace hereby permitted shall at no time be utilised as an independent retail unit.
- 6 The occupation of Unit 4A hereby permitted shall be by named retail operator TK Maxx / Homesense or other retail brand under the TJX parent company as agreed with the Council in writing. Should TK Maxx / Homesense or other retail brand under the TJX parent company as agreed with the Council in writing cease to trade from Unit 4A, the range of goods to be sold should revert to retail warehousing of comparison goods only as per condition 6 of planning permission 14/00680/FPM.
- 7 Before first occupation of Unit 4A hereby approved, a Travel Plan in accordance with the provisions as laid out in Hertfordshire

County Council's Travel Plan Guidance shall be submitted to and approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council as Highway Authority. The approved Travel Plan shall be in place from the first occupation/use until 5 years post occupation/use or until the retail operator TK Maxx / Homesense or other retail brand under the TJX parent company as agreed with the Council in writing cease trading whichever is sooner.

8	CIL GOVERNANCE REPORT	
	The Committee received and noted an oral update from the Assistant Director Planning and Regulation in respect of Community Infrastructure Levy (CIL) Governance.	
9	INFORMATION REPORT - DELEGATED DECISIONS	
	Noted.	
10	INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS	
	Noted.	
11	URGENT PART I BUSINESS	
	None.	
12	EXCLUSION OF THE PRESS AND PUBLIC	

	Not required.	
13	URGENT PART II BUSINESS	
	None.	