

SUMMARY OF DECISIONS

Meeting:	Planning and Development Committee	
Date:	Tuesday, 4 October 2022	
Place:	Council Chamber, Daneshill House, Danestrete, Stevenage	
Members Present:	Councillors:	Michael Downing (Chair), Adrian Brown (Vice-Chair), Sandra Barr, Jim Brown (substitute), Teresa Callaghan, Matt Creasey, Chris Howells, Graham Lawrence CC, Mrs Joan Lloyd, Maureen McKay, Adam Mitchell CC, Graham Snell and Anne Wells.

1	APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST	
	<p>Apologies for absence were submitted on behalf of Councillors Julie Ashley-Wren and Claire Parris. Councillor Jim brown was substituting for Councillor Parris.</p> <p>There were no declarations of interest.</p>	
2	MINUTES - 6 SEPTEMBER 2022	
	<p>It was RESOLVED that the minutes of the meeting of the Planning and Development Committee held on 6 September 2022 be approved as a correct record and signed by the Chair.</p>	
3	22/00369/FPM - BARNWELL LOWER SCHOOL, COLLENSWOOD ROAD	
	<p>The Chair advised that this item had been withdrawn from the agenda, as additional information had only just been received from the applicant which officers would need time to assess.</p>	

4	22/00437/FPM - 10A AND 10B BURWELL ROAD	L. Sparrow
<p>The Committee considered a report in respect of application 22/00437/FPM, seeking planning permission for the demolition of the existing 2no. semi-detached houses and erection of 20 no. flats comprising 12 no. 1 bed and 8 no. 2 bed, associated parking and ancillary works, at 10A and 10B Burwell Road.</p> <p>It was RESOLVED that application 22/00437/FPM be granted planning permission, subject to the conditions set out in the report, and to the applicant having first entered into a Section 106 legal agreement to secure/provide contributions towards the provision of affordable housing; apprenticeships and construction jobs; the provision of a 10% net gain in Biodiversity off-site within Stevenage; and a Section 106 monitoring fee, the detail of which would be delegated to the Assistant Director of Planning and Regulation, in liaison with the Council's appointed solicitor, as well as the imposition of suitable safeguarding conditions, with authority given to the Assistant Director of Planning and Regulation, in consultation with the Chair of Planning & Development Committee, to amend or add to the suggested draft conditions set out in the report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve.</p>		
5	22/00377/FPM - STEWART HOUSE, PRIMETT ROAD	T. Wells
<p>The Committee considered a report in respect of application 22/00377/FPM, seeking planning permission for the erection of one and two-storey extensions with accommodation in the roof, installation of new windows, balconies, lightwells, dormer windows and ancillary works to convert the existing office building (Use Class E) to 21 no. residential units comprising 11 no. 1 bedroom and 10 no. two bedroom flats at Stewart House, Primett Road.</p> <p>It was RESOLVED that application 22/00377/FPM be granted planning permission, subject to the conditions set out in the report, together with the revised/additional conditions and informative set out below, and the transfer of the signed Section 106 legal agreement which has secured and/or provides for Employment and Apprenticeships opportunities, and that delegated powers be given to the Assistant Director of Planning and Regulation, in consultation with the Chair of Planning & Development Committee, to negotiate and secure the obligation detailed above (including triggers where appropriate) as part of the Section</p>		

106 Agreement, in order to mitigate the developments impact on infrastructure as well as secure the planning benefits which this scheme seeks to deliver. In addition, the imposition of suitable safeguarding conditions, with authority given to the Assistant Director of Planning and Regulation, in consultation with the Chair of the Planning & Development Committee, to amend or add to the suggested draft conditions set out in the report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning & Development Committee has resolved to approve.

Revised / Additional conditions:

7. The noise mitigation measures as detailed in Table 14 and paragraphs 7.5.2 to 7.5.3 of the Noise Impact Assessment prepared by Cambridge Acoustics and dated 15 September 2021 shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure there is an acceptable living environment for future occupiers and neighbouring residential properties.

15. Prior to the beneficial occupation of the development to which this permission relates, a privacy screen shall be erected on the northern edge of the balcony of Flat 15. The screen shall be fitted with obscure glass to level 3 on the standard scale and it shall measure 1.8m in height from the floor of the balcony. Once installed, the screen shall be permanently retained unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the living conditions of occupiers of the development.

16. Prior to the beneficial occupation of the development to which this permission relates, details of low and zero carbon technologies to be utilised within the development shall be submitted to and approved in writing by the local planning authority. The approved technologies shall be installed prior to the beneficial occupation of the development and permanently retained thereafter unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of sustainability and adaptability to climate change.

	Additional Informative:	
	7. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk . Please refer to the Wholesale; Business customers; Groundwater discharges section.	
6	22/00673/FPM - GARAGES AND FORECOURT AREA TO REAR OF 13-19 THE CHACE	A. Davis
	<p>The Committee considered a report in respect of application 22/00637/FPM, seeking planning permission for the variation of Condition 1 (plans) of planning permission 20/00672/FP to allow the siting of 3no. three bed dwellings, parking and amenity space as built, at the Garages and Forecourt area to the rear of 13-19 The Chace.</p> <p>It was RESOLVED that application 22/00673/FPM be deferred and that the applicant be requested to provide the reasons why the three dwellings had been constructed not in accordance with the approved plans.</p>	
7	22/00664/FP - 244 CANTERBURY WAY	R. Elliot
	<p>The Committee considered a report in respect of application 22/00664/FP, seeking planning permission for the Change of use from dwellinghouse (Use Class C3) to a HMO (Use Class C4) at 244 Canterbury Way.</p> <p>It was RESOLVED that application 22/00664/FP be granted planning permission, subject to the conditions set out in the report, with any amendments to those conditions being delegated to the Assistant Director of Planning & Regulation.</p>	

8	22/00465/FP - 37 COLESTRETE	T. Wells
<p>The Committee considered a report in respect of application 22/00465/FP, seeking planning permission for the erection of 1no. detached three bedroom dwelling at 37 Colestrete.</p> <p>It was RESOLVED that application 22/00465/FP be granted planning permission, subject to the conditions set out in the report, and with delegated authority given to the Assistant Director of Planning and Regulation, in consultation with the Chair of the Planning & Development Committee, to amend or add to the suggested draft conditions set out in the report prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve.</p>		
9	INFORMATION REPORT - DELEGATED DECISIONS	
<p>Noted.</p>		
10	INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS	
<p>Noted.</p> <p>In relation to the recent successful appeal regarding residential development of the Icon employment site, the Assistant Director (Planning & Regulation) advised that prior approval for the demolition of the Icon building would commence in early November 2022, with construction works programmed to start in the Spring of 2023.</p>		

11	URGENT PART I BUSINESS	
	None.	
12	EXCLUSION OF THE PRESS AND PUBLIC	
	Not required.	
13	URGENT PART II BUSINESS	
	None.	