

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday, 18 June 2019

Time: 6.30pm

Place: Council Chamber, Daneshill House, Danestrete

Present: Councillors: David Cullen (Chair), Doug Bainbridge, Sandra Barr, Liz Harrington, Graham Lawrence, John Lloyd, Sarah-Jane McDonough, Maureen McKay, Graham Snell and Tom Wren

Start / End Start Time: 6.30pm

Time: End Time: 7.10pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors Michelle Gardner (Vice-Chair), Jodie Hanafin and Lizzy Kelly.

Councillor Tom Wren declared a personal interest in item 4 – Land to the side of Austen Paths as he had contributed to the scheme as part of his Local Community Budget. Councillor Wren remained in the meeting but took no part in the consideration of the item.

2 MINUTES - 30 MAY 2019

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 30 May 2019, be approved as a correct record and signed by the Chair.

3 19/00223/FP - GARAGE COMPOUND TO THE SOUTH OF 148 - 150 HYDEAN WAY

The Committee considered an application for the demolition of garages and construction of 3no. detached houses including change of use of access road to residential garden land for No.148 Hydean Way.

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

The Development Manager gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination of the application were the acceptability of the development in land use policy terms; design, scale and the impact on the character and appearance of the area; amenity of neighbours; amenity of future occupiers and access and parking.

The Chair invited Mrs Jennifer Undrell, an objector to address the Committee. Ms

Undrell's objections related to the loss of the hedgerows and trees along Shephall Green, inadequate parking provision for Plot 3, the diversion of the public right of way resulting in potential safety concerns and anti-social behaviour issues due to the lack of visibility. Mrs Undrell also expressed concerns regarding highways implications due to the narrowness of Shephall Green at this point.

The Chair thanked Mrs Undrell and invited the Development Manager to continue with his presentation.

Members were advised that the site was a windfall site and was defined as previously developed land with good access to local facilities and would not overburden the existing infrastructure.

The concern relating to the impact on the environment was accepted but it was considered that the demolition of the garages and subsequent loss of the hedgerows and replacement with high quality housing outweighed this harm.

In relation to the footpath diversion, the revised route for the path outweighed its removal. To address safety concerns, officers agreed to include an additional condition requiring lighting to be provided to the new footway, details to be agreed with the Local Planning Authority.

Members were also advised of the removal of certain permitted development rights from each of the new plots to help protect against neighbour amenity, future occupier amenity and maintaining acceptable parking provision standards.

Officers also advised that measures could be introduced to ensure vehicles did not park at the exit of the new footpath on to Shephall Green. This could be done by way of bollards or hatching on the highway.

It was **RESOLVED** that Planning permission be granted subject to the following conditions and an additional condition requiring lighting to be provided to the new footway:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 542-C-028-900-01; 542-C-028-900-02; 542-C-028-900-02; 542-C-028-900-04; 542-C-028-900-05A; 542-C-028-900-06A; 542-C-028-900-07 P; 542-C-028-900-07; 542-C-028C900-10; 542-C-028C900-10; 542-C-028C900-10; 542-C-028-900-13A; 542-C-028-900-14; 542-C-028-900-15; 542-C-028-900-15; 542-C-028-900-17; 542-C-028-900-18; 542-C-028-900-19.
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 above slab level until a schedule and samples of the materials including windows and doors, to be used in the construction of the external surfaces of the approved 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. 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 above slab level. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the building(s) is occupied.
5. No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority a scheme of soft and hard landscaping and details of the treatment of all hard surfaces. The scheme shall include details of all existing trees and hedgerows on the land and details showing all trees to be removed, or retained, together with details of all new planting to take place including species, size and method of planting.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or the completion of the development whichever is the sooner.
7. All hard surfacing comprised in the approved details of landscaping shall be carried out prior to the first occupation of the building or the completion of the development, whichever is the sooner.
8. 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.
9. No tree shown retained on the approved plans, or subsequently approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.
10. No removal of trees, scrubs or hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.
11. No development shall take place until a detailed Site Waste Management Plan (SWMP) to detail how waste materials generated as a result of the proposed demolition and/or construction methods shall be disposed of, and detail the level and type of soil to be imported to the site as part of the development has been submitted to and approved in writing by the Local Planning Authority.
12. 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 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.

13. The development hereby permitted shall not be brought into use until the proposed accesses have been constructed as identified drawing number 542-C-028 900 02, the existing access to the garage compound along Hydean Way has been closed, and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
14. Before the proposed accesses are first brought into use a minimum of 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained to each side of the accesses. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metre into the site and 0.65 metre along the highway boundary, therefore forming a triangular visibility splay within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level.
15. Before the accesses are first brought into use vehicle to vehicle visibility splays of 2.4 metres by 36 metres in both directions shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.
16. The accesses shall be 3.0 metres wide.
17. The new accesses shall be constructed in a hard surfacing material for the first 4.8 metres from the edge of the highway. This area of hardstanding and the remaining driveway areas shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.
18. The parking provision hereby approved and as shown on Drawing number 542-C-028 900 02 within the garages and driveways shall be constructed and made ready for use prior to the occupation of the approved dwelling. The provision shall thereafter be retained for the purposes of parking in perpetuity.
19. No development shall take place until details of measures to address adaptation to climate change and energy efficiency have been 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.
20. Notwithstanding the details pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Statutory Instrument revoking or re-enacting that Order, the provisions of

Article 3(1) and Classes B and C of Part 1, Schedule 2 to the said Order (relating to enlargements and alterations to the roof) shall not apply to the dwelling on plot 1 to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.

21. Notwithstanding the details pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Statutory Instrument revoking or re-enacting that Order, the provisions of Article 3(1) and Classes A, B and C of Part 1, Schedule 2 to the said Order (relating to enlargements to the dwellinghouse and enlargements and alterations to the roof) shall not apply to the dwelling on plot 2 to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.
22. Notwithstanding the details pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Statutory Instrument revoking or re-enacting that Order, the provisions of Article 3(1) and Classes A, B, C and E of Part 1, Schedule 2 to the said Order (relating to enlargements to the dwellinghouse and alterations to the roof, and outbuildings) shall not apply to the dwelling on plot 3 to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.
23. Prior to the commencement of the development hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the appearance, location, number and level of illumination of the lighting to be installed to serve the diverted footpath forming part of this development. The lighting shall, thereafter, be installed in accordance with the approved details and retained at all times in good working order.

Informatives

Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

The Committee considered an application for the creation of 8 parking bays and associated footpath.

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

The Principal Planning Officer gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination of the application were the impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

Members were advised that whilst the overall size of the amenity area was reduced by 44%, the reduction did not compromise the recreational use of the open space for local residents and has limited visual amenity value. In relation to the impact on trees, it was noted that whilst the proposed development did not involve the removal of any trees, the Council's Arboricultural Manager had recommended a 20% reduction in the crown of the trees.

Members were also informed that the County Council as Highway Authority had raised no objection to the proposal in terms of highway safety as the parking bays would meet all the necessary highway standards.

In response to a question from a Councillor regarding the need for the additional parking spaces, Officers advised that there were parking restrictions coming in along Ferrier Road to the side of Austen Paths which would reduce the amount of on-street parking capacity.

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: R162.
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. The development hereby permitted shall not be brought into use until the proposed access and surfacing work has been constructed as identified on drawing number R162 to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

6. Prior to the commencement of the development hereby permitted, the crowns of the Ash trees which are affected by the development hereby permitted shall be reduced by 20%.

5 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

7 **URGENT PART I BUSINESS**

None.

8 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

9 **URGENT PART II BUSINESS**

None.

CHAIR