

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Wednesday, 6 January 2021

Time: 6.30pm

Place: Via Zoom

Present: Councillors: Simon Speller (Chair), Maureen McKay (Vice-Chair), Doug Bainbridge, Sandra Barr, Laurie Chester, Michael Downing, Michelle Gardner, Jody Hanafin, Lizzy Kelly, Graham Lawrence, John Lloyd and Tom Wren

Start / End Start Time: 6.30pm
Time: End Time: 8.05pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received on behalf of Councillor Graham Snell. The Chair on behalf of the Committee sent best wishes to Councillor Snell who was recovering in hospital after a recent illness.

There were no declarations of interest.

2 MINUTES - 8 DECEMBER 2020

It was **RESOLVED** that the minutes of the Planning & Development Committee held on 8 December 2020 are approved as a correct record and signed by the Chair.

3 14 BRICK KILN ROAD (20/00599/FP) ITEM WITHDRAWN

The Chair advised that this item had been withdrawn from the agenda to ensure that the consultation to be carried out with the local residents on the application was as full and comprehensive as the Committee asked for at the previous meeting.

4 24 JULIANS ROAD (20/00608/FP)

The Committee received a report relating to 24 Julians Road and the previously agreed erection of 3no. four bed dwellings. The current application sought a variation of a condition to allow the conversion of the integral garage at Plot 1 of the development.

The Principal Planning Officer advised the Committee that the applicant had requested that the application be withdrawn as it was their intention to reinstate the garage as approved. Therefore members were not required to consider the merits of the planning application. However, Members were still asked to consider authorising the serving of an Enforcement Notice in case it was required in the near future.

In response to a question, officers advised that the typical timescale for enforcement was between 1 and 2 months although this could be affected by the current Covid-19 restrictions.

It was **RESOLVED** that the Assistant Director Planning and Regulation be delegated the power to serve the Enforcement Notice on the applicant if necessary to ensure compliance with the reinstatement of the integral garage.

5 **FLATS 23 AND 24, WALPOLE COURT, BLENHEIM ROAD (20/00620/FP)**

The Committee considered an application for the change of use from Residential Flats (use class C3) to Physiotherapy Clinic (use class D1) at 23 and 24 Walpole Court to facilitate the continued provision of the service while redevelopment of the main site granted under reference 18/00398/FPM took place.

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

The Principal Planning Officer gave an introduction to the Committee. She advised that the determining issues related to the acceptability of the application in land use policy terms, the impact on the amenities of neighbouring occupiers and the provision of appropriate parking to serve the Clinic.

The Committee was informed that the proposed change would not harm the character and appearance of the area, the amenities of adjoining dwellings or the safety and efficiency of the public highway. The application was also for an interim arrangement only, prior to the long term redevelopment of the site.

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:

Site Location Plan; Block Plan; H/17381; TBC-02
- 2 This permission is for a limited period only expiring two years after the date of the planning permission; and the use hereby permitted shall be discontinued on or before that date.

INFORMATIVES

1. Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

6 **NORTH CAR PARK, CORNER OF SIX HILLS WAY AND LONDON ROAD
(20/00624/FPM)**

The Committee considered an application for the variation of condition 1 (Approved Drawings) and 6 (Car Parking) attached to planning permission 16/00482/FPM

The application had been referred to Committee because the level of parking of the approved development under planning permission 16/00482/FPM is proposed to be amended from that which was previously determined by Committee.

The Principal Planning Officer gave an introduction to the Committee. He advised that the only issue for consideration in the determination of this application was how the variation of the conditions would impact on the approved scheme and whether any additional conditions were warranted. The main issues for consideration therefore, was the acceptability of the proposed changes to the scheme in respect of the impact on the appearance of the area and impact on parking. The previously agreed Section 106 obligations would also need to be revised through a Deed of Variation

In response to concerns regarding the reduction in car parking spaces, the Principal Planning Officer advised that as the application site fell on the boundary of two different residential accessibility zones including the Town Centre accessibility zone, the level of parking was considered acceptable. The site was in a highly sustainable location, in close proximity to a number of local services and amenities located within the Town Centre. The site was also in close proximity to a number of bus services and within walking distance to Stevenage Train Station.

In relation to a question regarding disabled parking bays the Principal Planning Officer advised that a condition would be imposed to ensure the correct standards were adhered to. He also agreed to discuss with the applicant the possibility of providing mobility scooter charging points within the development.

It was **RESOLVED:**

That Planning permission be GRANTED subject to the applicant having first entered

into and completed a deed of variation to the original S106 agreement which was secured under planning permission 16/00395/FPM. This is in order to bind this planning permission to the obligations set out in the original S.106 agreement. The detail of the deed of variation of the S106 agreement to be delegated to the Assistant Director of Planning and Regulation in conjunction with the Council's appointed solicitor and subject to the following conditions/reasons:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans:

1233-P-13 A; 1233-P-14 A; 1255-P-15 A; 1233-P-16 A; 1233-P-17; 1233-P-21; 1233-P-22; 1233-P-23; 1233-P-24; 1233-P-25 A; 1233-P-26 A; 1233-P-31; 1233-P-32; 119-3EX-00; 119-3GA-01
- 2 The development hereby permitted shall be begun before 1 May 2021.
- 3 The external surfaces of the development hereby permitted shall be completed in accordance with the approved materials specified under discharge of condition application 20/00359/COND.
- 4 The hard and soft landscaping of the development hereby permitted shall be implemented in accordance with the approved hard and soft landscaping details specified under discharge of condition 20/00359/COND.
- 5 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.
- 6 Prior to the first occupation of the dwellings hereby permitted the approved car parking area shall be marked, including the provision of two disabled bays in accordance with Manual for Street standards, shall be surfaced and constructed in accordance with the details identified on drawing 119-3GA-01 and shall be permanently retained in that form.
- 7 Prior to the first occupation of the dwellings hereby permitted, details of the secure cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in accordance with the approved details prior to first occupation of the development hereby permitted.
- 8 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 1300 on Saturdays.
- 9 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior

to first occupation of the development. Any external lighting shall accord with the details so approved.

- 10 An Armco or similar barrier should be located in positions where vehicles maybe in a position to drive into or roll onto the railway or damage the lineside fencing. Network Rail's existing fencing/wall must not be removed or damaged. The barrier would need to be installed at each turning area, roadway and car parking area which is located adjacent to the railway.
- 11 No development shall take place until a construction method statement and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement and plan shall be adhered to throughout the construction period. The statement shall provide for:
 - Parking of vehicles of site operatives and visitors;
 - Routes for construction traffic;
 - Hours of operation;
 - Method of wheel cleaning to reduce the transfer of mud onto the highway;
 - Pedestrian and cycle protection;
 - The proposed methods of construction (including details of any excavation/buildings/piling/scaffolding which are located within 10m of the railway line and/or in close proximity to Thames Water assets);
 - Risk assessment in relation to the railway;
 - Arrangement and siting and construction compounds;
 - Details on the screening or enclosure of plant and machinery;
 - Details of dust control measures;
 - Details of any vibro-compaction machinery which is to be used in development
- 12 In line with the Phase 1 Environmental Assessment (Document reference: 016/1462 Rev 01, prepared by EAME dated July 2016) a watching brief should be adopted during the initial preparation works to identify any potentially contaminated materials e.g. hydrocarbon staining due to the previous use of the site of the car park. Where identified, materials should be segregated, sampled, analysed, categorised and disposed of off-site in accordance with current legislative requirements.
- 13 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 14, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 15.
- 14 In the event contamination is found, the detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable

risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- 15 The approved remediation scheme as required under condition 14 if contamination is found must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- 16 No waste materials generated as a result of the proposed demolition and /or construction operations shall be burned on site. All such refuse shall be disposed of by alternative methods.
- 17 The development hereby permitted shall be constructed in accordance with the Noise Impact Assessment Report (Report reference 13395.NIA.01, prepared by KP Acoustics Ltd, dated 01/07/2016).
- 18 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 site as part of the development has been submitted to and approved in writing by the Local Planning Authority.
- 19 Prior to the first occupation of the development hereby permitted, the applicant shall provide details of the Electric Vehicle Charging Points and Passive Infrastructure which shall be submitted and approved in writing by the Local Planning Authority. The Electric Vehicle Charging Points and Passive infrastructure shall be implemented in accordance with the approved details prior to first occupation of the development.

7 **PART OF HIGHWAY EMBANKMENT, CORNER OF SIX HILLS WAY AND LONDON ROAD (20/00625/FP)**

The Committee considered an application for the installation of a new fire escape route to be created from one of the two stair cores of the adjacent development approved under planning application 16/00482/FPM. The escape route was necessary as the stair core could not discharge directly into the proposed car park.

The application was before the Committee for determination as it was inter-related to planning application 20/00626/FPM which was also before the Committee. In addition there had been a number of objections from local residents on the application.

The Principal Planning Officer gave an introduction to the Committee. He advised that the main issues for consideration were the impact on the visual amenities of the area, impact on trees and highway implications. He advised that the safety and operation of the highway network would not be prejudiced and subject to conditions, there would not be a detrimental impact on the existing trees which were to be retained.

It was **RESOLVED:**

That Planning permission be GRANTED subject to the following conditions/reasons:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans:

119-3EX-01; 119-3GA-12
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 Prior to the commencement of development, a scheme of supervision for the arboricultural protection measures as well as details of the construction methodology in order to mitigate the impact on the retained trees shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and scheme of supervision for the arboricultural protection measures.

8 STEVENAGE BOROUGH COUNCIL DEPOT, CAVENDISH ROAD (20/00692/FP)

The Committee considered an application for the reconfiguration of existing waste transfer bays including replacement transfer bay enclosures and the creation of 1 no. additional transfer bay with associated enclosure.

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

The Principal Planning Officer gave an introduction to the Committee. He advised that the main issues for consideration in the determination of the application were its acceptability in land use policy terms, impact on visual amenity, impact on amenities, parking and highway implications and impact on the environment.

The proposal was for the reconfiguration and replacement of enclosures to the waste transfer bays as well as the creation of one new transfer bay. The existing timber enclosures would be replaced by 4m high concrete enclosures with a steel frame support system. The bays were being replaced due to their declining condition

and following the recommendations of a fire safety audit at the Waste Depot.

In response to a question regarding highway safety it was noted that Hertfordshire County Council as Highways Authority did not consider the proposed development would have a detrimental impact on the safety and operation of the highway network.

In terms of the potential for any increased smells from the site, Members were advised to contact the Council's Waste Management Team with any issues.

It was **RESOLVED**:

That Planning permission be GRANTED subject to the following conditions/reasons:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans:
133A-C-008 100; 133A-C-008 120; 133A-C-008 130; 133A-C-008 140; 133A-C-008 150.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 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 1300 on Saturdays.

9 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

11 **URGENT PART I BUSINESS**

The training requirements and needs of the committee were considered by Members. Draft topics for consideration included:

- Changes of use from Amenity to other uses in residential areas;
- Built Environment Conservation plus Listing buildings;
- Neighbourhood Planning and Public Realm;
- Design Quality and Beauty/ Aesthetics;
- 'Planning Changes' as per recent White Paper.

Any additional subjects which Members would like considered should be sent to the Chair, Vice-Chair and the Assistant Director Planning and Regulation prior to the

initial working group meeting in 2 weeks time.

12 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

13 **URGENT PART II BUSINESS**

None.

CHAIR