

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Wednesday, 3 February 2021

Time: 6.30pm

Place: Virtual 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, Graham Snell and Tom Wren

Start / End Time: Start Time: 6.30 pm
End Time: 8.12 pm

This meeting was held as a 'remote meeting' under The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020 No.392

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence and no declarations of interest.

2 MINUTES - 6 JANUARY 2021

It was **Resolved** that the minutes of the Planning and Development Committee meeting held on Wednesday 06 January 2021 were approved as a correct record and signed by the Chair.

3 20/00672/FP - GARAGES AND FORECOURT AREA TO REAR OF 13 - 19 THE CHACE

Application No:	20/00672/FP
Location:	Garages And Forecourt Area To Rear Of 13-19 The Chace
Proposal:	Erection of 3no. three bed dwellings, parking and amenity space following demolition of garages
Drawing Nos.:	3055.CHAC.100; 3055.CHAC.101 REV D; 3055.CHAC.102 REV C; 3055.CHAC.103 REV D; 3055.CHAC.104 REV B; 3055.CHAC.105 REV A; 3055.CHAC.106 REV A; 3055.CHAC.107
Applicant:	Surfbuid

Date Valid:	10 November 2020
Recommendation:	GRANT PLANNING PERMISSION

The Senior Planning Officer presented the application for erection of 3no. three bedroom dwellings including parking and private amenity space following demolition of garages. The site was located on the southern side of The Chace, which was a looped cul-de-sac off Turpins Rise. The application site comprised a hard surfaced parking area and a block of pre-fabricated garages comprising 6no. garages in total and in part, an area of grassed open space to the south, which was adjacent to a terrace of two story dwellings sited on a north/south axis. The rear facing windows of these dwellings face on to the application site.

The Committee was advised that the main issues for consideration were its acceptability in land use policy terms, impact on the appearance of the area, impact upon residential/neighbouring amenities and means of access/loss of garages and parking.

The Senior Planning Officer explained that the proposal would create three vehicular accesses from The Chace with front driveways offering a tandem parking arrangement for two cars per dwelling.

The Senior Planning Officer advised Members that the Council only delivered 64% percent of the housing requirement in the last three years, and this was below the 75% percent target. This meant that the Council would apply the presumption in favour of sustainable development in its decision making and to give greater weight towards the need to deliver housing.

She advised Members that the Local Plan required a minimum of 15 meters distance between a side and rear elevation of existing and proposed dwellings. The 15 meters distance was required to protect privacy and outlook, in this case the proposed application would be required to have the windows in the southern elevation be glazed with obscured glass and fixed shut. This would ensure the proposed application would not have any impact on the privacy of nearby dwellings.

The Chair then invited the registered Objector, Richard Camp to speak. Mr Camp spoke in opposition to the application. Mr Camp's objections related to loss of parking, loss of light, loss of privacy, loss of trees, natural habitat and green area.

Councillor John Lloyd expressed concern that the planning proposal would impact the privacy of the neighbours and would result in the loss of up to 6 car park places. He was also concerned that the proposed planning application would have impact on the privacy of neighbours and that the side elevation windows directly overlooking the neighbouring houses.

Members discussed the application in detail, taking into account the considerations of the impact on neighbouring properties and on trees and landscaping and car parking. Members thanked Officers for their detailed explanations in relation to

principle of development and guidance as set out in the Stevenage Borough Council Local Plan 2011-2031.

Members raised concerns over privacy impact overlooking neighbours. The Senior Planning Officer clarified that the condition would be amended to add windows in southern elevation to be glazed with obscured glass and fixed shut.

It was **RESOLVED** that planning permission be granted subject to conditions as per the recommendation in the report and the following amended condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
3055.CHAC.100; 3055.CHAC.101 REV D; 3055.CHAC.102 REV C;
3055.CHAC.103 REV D; 3055.CHAC.104 REV B; 3055.CHAC.105 REV A;
3055.CHAC.106 REV A; 3055.CHAC.107;
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 No demolition or 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 08.00 and 18.00 on Mondays to Fridays and between the hours of 08.00 and 13.00 on Saturdays.
- 4 No development shall take place 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.
- 5 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.
- 6 All hard surfacing comprised in the approved details of landscaping shall be carried out within 3 months of the first occupation of the building(s) or the completion of the development, whichever is the sooner.
- 7 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.
- 8 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.

- 9 The ground and first floor flank windows in the eastern elevation of the dwelling in plot 3 shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened and shall be retained in that form thereafter.
- 10 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. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the building(s) is occupied.
- 11 If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The local planning authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.
- 12 No development shall take place above slab level until details of measures to address adaptation to climate change 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.
- 13 Prior to the occupation of the dwellings hereby permitted, the development shall include provision for each dwelling to be served by an active electric vehicle charging point.

INFORMATIVE

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.

2 Hertfordshire County Council as Highways Authority

Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

- 3 Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

- 4 Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

5 Hertfordshire County Council as Highways Authority

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. 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/businessanddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

4 **STEVENAGE CONNECTION AREA ACTION PLAN: ISSUES AND OPTIONS REPORT FOR PUBLIC CONSULTATION**

The Planning Policy Manager presented the report on Stevenage Connection Area Action Plan. He explained that this was an early stage of preparation of the Area Action Plan. The options proposed were to improve environment, maximise density of space and economic opportunities around Stevenage Railway Station. He clarified that the Issues and Options Report contains key concepts at this early stage and did not suggest specific proposal for the Railway Station and Lytton Way.

The Planning Policy Manager advised Members that the Local Plan regulation required the Area Action Plan (AAP) to be consulted with public for at least six weeks. Once public consultation was completed, the Council would consider the preferred Options for the Station Gateway AAP. The Final version would be submitted to the Secretary of State for Public Examination.

Members raised concerns on pedestrians crossing safety and hygiene on passenger lift. The Assistant Director for Planning clarified that the Council was not considering the layout of the Leisure Centre under Stevenage Connection Area Action Plan.

Members expressed views on the report before submission to Executive on Wednesday 10 February 2021.

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

5 **PARKING STRATEGY CONSULTATION**

The Committee received a report on draft Parking Strategy Consultation. The Traffic and Enforcement Manager presented the report. He advised Members that the current Parking Strategy was in place since 2004. He explained that the new draft Parking Strategy included privatisation for sustainable transport for walking, cycling and public transport and introduced the concept of Parking User Hierarchy. The Consultation would be available on the Council's website, social media, and the Chronicle along with a questionnaire.

Members noted that the Scrutiny Committee views were taken on board for a comprehensive consultation.

It was **RESOLVED** that the Council carry out consultation in line with the consultation plan.

6 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

8 **URGENT PART I BUSINESS**

The Chair updated the Committee on the future work of the sub-groups of the Committee.

9 **EXCLUSION OF THE PRESS AND PUBLIC**

Note required.

10 **URGENT PART II BUSINESS**

None.

CHAIR