

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday, 13 July 2021

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Simon Speller (Chair), Maureen McKay (Vice-Chair), Doug Bainbridge, Myla Arceno, Adrian Brown, Teresa Callaghan, Matt Creasey, Michael Downing, Jody Hanafin, Graham Lawrence, Mrs Joan Lloyd, Adam Mitchell CC, Graham Snell and Tom Wren

Start / End Time: Start Time: 6.30 pm
End Time: 7.56 pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence.

There were no declarations of interest.

2 MINUTES - 27 MAY 2021

It was **RESOLVED** that the minutes of the Planning and Development Committee meeting held on Thursday 27 May 2021 be approved as a correct record and signed by the Chair.

3 21/00621/FP - THE BRAGBURY CENTRE - KENILWORTH CLOSE

Application	21/00621/FP
Location	Bragbury Centre, Kenilworth Close, Stevenage, Hertfordshire SG2 8TB
Proposal	Proposed temporary fish and chip shop retail unit adjacent to Kenilworth Close with associated services area and temporary extension to existing pavement to allow pedestrian access.
Applicant	Stevenage Borough Council
Recommendation	Grant Planning Permission

The Senior Planning Officer presented the application seeking permission for a temporary fish and chip shop adjacent to Kenilworth Close, and a temporary extension to existing pavement to allow pedestrian access. During the presentation, the Senior Planning Officer displayed maps, plans and photographs to demonstrate the location and character of the site.

The application site was within the residential neighbourhood of Bragbury End. The proposed site was comprised of approximately 750 sqm of land with the larger Bragbury End development site, which would be used for parking and bin storage when the development would be completed.

The key issues in the determination of the application were outlined in the officer report.

Kenilworth Close was currently not subject to parking restriction, and customers visiting the chip shop would be able to do so on foot. Hertfordshire County Council as Highway Authority was satisfied about the proposal that it would not cause highway safety issues or inconvenience to other road users. Majority of customers visiting the fish and chip shop would do so on foot, therefore, the two parking spaces provided for the development was considered acceptable.

The Environmental Health Team was satisfied that the health provisions were considered acceptable.

Members debated the application, taking into account the presentation from the Senior Planning Officer and the officer report. The key issues for Members consideration included the parking spaces available for staff and customers.

There were concerns raised for the parking spaces available for the customers and the staff working at the fish and chip shop. The Assistant Director for Planning and Regulatory assured Members that the two parking spaces provided for the development would only be used for a short period of time by each car that visited the site due to the nature of the proposed use, and that majority of customers visiting the site would do so on foot.

In response to concerns expressed by Members regarding the parking spaces, officers agreed to add an additional condition to ensure that the two parking spaces would be restricted for customers use only.

It was **RESOLVED** that planning permission be granted subject to the conditions as per recommendations below:

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

19063 21.01.27 SK01; 19063.WD2.200A; .201A; .202B; STR_ _CX4010N01B 01; 02 and STR_ CX4010N01B 03

REASON:- For the avoidance of doubt and in the interests of proper planning.

2. This permission is for a limited period only expiring on 13 July 2023 and the use hereby permitted shall be discontinued and the land restored to its former condition on or before that date.

REASON:- To enable the Local Planning Authority to reconsider the appropriateness

of the use at the expiration of the limited period;

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as on the approved plans, to the satisfaction of the Local Planning Authority.

REASON:- To ensure the development has an acceptable appearance.

4. Unless otherwise agreed in writing by the Local Planning Authority, the use of the premises for the purposes hereby permitted shall operate only between the hours of 10.00 and 12.00, and 17.00 and 22.00 daily.

REASON:- To protect the amenity of the occupiers of the adjoining properties.

5. Prior to the commencement of above ground development, details of the oil collection and storage for the premises shall be submitted to and approved in writing by the Local Planning Authority. The oil storage and collection shall be carried out in the approved manner, unless otherwise agreed in writing by the Local Planning Authority.

REASON:- To ensure an appropriate method of oil collection and storage, in the interests of amenity and safety.

6. No external lighting shall be installed on the building unless the details of the lighting including intensity of illumination and predicted lighting contours, have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details, unless otherwise agreed by the Local Planning Authority.

REASON:- To satisfactorily protect the character and appearance of the area and the amenities of the nearby residential properties.

7. Prior to the commencement of above ground development, details of the provision of litter bins and the management of the waste arising from the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details, unless otherwise agreed by the Local Planning Authority.

REASON:- To ensure that suitable provision for the waste management for the site is made

8. The two customer parking spaces shown on the Proposed Site Plan no. 19063.WD2.202 Rev B shall be provided, marked out and hard surfaced ready for use prior to the first use of the premises and shall be retained in that form and kept available for the customers of the fish and chip shop thereafter.

REASON: - To ensure that adequate parking is available within the site and that there is no detriment to the safety of adjoining highways.

21/00624/FP - GLADSTONE COURT, SPRING DRIVE

Application	21/00624/FP
Location	Gladstone Court, Spring Drive, Stevenage, Hertfordshire SG2 8AY
Proposal	Installation of new sprinkler tank and pump equipment within roof plant room and new sprinkler drop pipe on the south east elevation of the building down to a ground storey fire brigade inlet box.
Applicant	Stevenage Borough Council
Recommendation	Grant Planning Permission

The Senior Planning Officer presented the application seeking permission for the installation of a new sprinkler tank and pump equipment with the roof plant room and a new sprinkler drop pipe on the south east elevation of the building down to a ground storey fire brigade inlet box. The application site comprised of a six storey block of flats at the junction of Spring Drive and Broadwater Crescent.

He explained that the proposal was to ensure the building complies with BS9251 – the standard for fire sprinklers. The site was owned by the Stevenage Borough Council.

The planning application had been publicised by way of a site notice and neighbour notification letter. Following the consultation, a response from a resident was received and summarised in the officer report.

The application came before the Committee for consideration as the applicant was Stevenage Borough Council. Members were supportive of the application.

It was **RESOLVED** that planning permission be granted, subject to the conditions as per the recommendations below:

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:

CD-C392-Gladstone Court-01 Rev P1; 02 Rev P1; -03 Rev P2; -04 Rev P2; -10 Rev P1; CD_C392_Gladstone_05 Rev P1; and _06 Rev P1.

REASON:- For the avoidance of doubt and in the interests of proper planning

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory

Purchase Act 2004).

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be on the approved plans to the satisfaction of the Local Planning Authority.

REASON:- To ensure the development has an acceptable appearance.

5 **21/00633/FP - SHAFTESBURY COURT, BUCKTHORN AVENUE**

Application	21/00633/FP
Location	Shaftsbury Court, Buckthorn Avenue, Stevenage, Hertfordshire SG1 1TX
Proposal	Installation of new sprinkler tank and pump equipment within roof plant room and new sprinkler drop pipe on the south east elevation of the building down to a ground storey fire brigade inlet box.
Applicant	Stevenage Borough Council
Recommendation	Grant Planning Permission

The Senior Planning Officer presented the application seeking permission for the installation of a new sprinkler tank and pump equipment with the roof plant room and a new sprinkler drop pipe on the south east elevation of the building down to a ground storey fire brigade inlet box. The application site comprised of a six storey block of flats to the west of Buckthorn Avenue and to the South of Farm Close.

The Senior Planning Officer explained that the proposal was to ensure the building complies with BS9251 – the standard for fire sprinklers. The site was owned by the Stevenage Borough Council.

The planning application had been publicised by way of a site notice and neighbour notification letter. Following the consultation, a response from a resident was received and summarised in the officer report.

The application came before the Committee for consideration as the applicant was Stevenage Borough Council. Members were supportive of the application.

It was **RESOLVED** that planning permission be granted, subject to the conditions as per the recommendations below:

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:

CD-C392-Shaftsbury Court -01 Rev P1; -02 Rev P1; -03 Rev P1; -04 Rev P1; -10 Rev P1; CD_C392_Shaftsbury_05 Rev P1; and _06 Rev P1.

REASON:- For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be on the approved plans and application forms to the satisfaction of the Local Planning Authority.

REASON:- To ensure the development has an acceptable appearance.

6 **REVIEW OF ARTICLE 4 DIRECTIONS AND EMPLOYMENT SITES IN STEVENAGE**

The Planning Policy Manager presented the report on the Review of the Article 4 Directions and Employment Sites in Stevenage. Members expressed views on the report before submission to Executive on Wednesday 14 July 2021.

The following key issues were raised:

- The Assistant Director for Planning and Regulatory explained the need to protect the employment sites in the Borough.
- The Committee noted the extended period that existing Article 4 Directions in Stevenage were in force till 31 July 2022.
- Members raised concerns about the “permitted development rights” legislation that it would create sub-standard developments and suggested if Stevenage could be made exception to the legislation.

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

7 **STEVENAGE DESIGN GUIDANCE 2021 - SUPPLEMENTARY PLANNING DOCUMENT**

The Principal Planning Officer presented the Stevenage Design Guidance 2021 Supplementary Planning Document (SPD). She explained that the current Stevenage Design Guidance SDP adopted in 2009 was outdated by time and technology. The national Design Guide 2021 set out the key characteristics of a decent design. Members expressed views on the report before submission to Executive on 14 July 2021.

The following key issues were raised:

- The Principal Planning Officer explained that residents could nominate their choice of heritage assets for the Local Heritage Asset Register. The next review would take place in 2022.

- Members welcomed the consultation on the draft version of the Design Guidance SDP, and suggested that it was a good opportunity for residents to contribute.
- The consultation period would start on 5 August 2021 to 4 October 2021.
- The Assistant Director for Planning and Regulatory advised Members that the Comments would be considered and incorporated in to the document as appropriate, and should significant change be required, the document would go out for a second round of consultation.

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

8 **INFORMATION REPORT - DELEGATED DECISIONS**

Noted.

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

Noted.

10 **URGENT PART I BUSINESS**

None.

11 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

12 **URGENT PART II BUSINESS**

None.

CHAIR