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STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday, 4 April 2023

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Michael Downing (Chair) (Chair), Adrian Brown (Vice-Chair) (Vice Chair), Julie Ashley-Wren, Sandra Barr, Teresa Callaghan, Nazmin Chowdhury, Chris Howells, Graham Lawrence CC, Mrs Joan Lloyd, Maureen McKay, Adam Mitchell CC and Anne Wells

Start / End Start Time: 6.30pm
Time: End Time: 8.29pm

1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received by Councillors Claire Parris and Graham Snell.

There were no declarations of interest.

2 **MINUTES - 14 MARCH 2023**

It was **RESOLVED:** That the Minutes of the Meeting of the Committee held on 14 March 2023 be approved as a true record of the proceedings and be signed by the Chair.

At this juncture, Councillor Graham Lawrence enquired when the applications for the North of Stevenage would be returning to the Committee. The Assistant Director advised that Officers were meeting with the developer and the Committee would be updated when they had an answer. Another Member suggested the update could be sent to the current members of the Committee as well as any new members after the elections.

3 **23/00169/PATELE - LAND ADJACENT FISHERS GREEN ROAD AND CORTON CLOSE**

The Committee considered an application for the proposed telecommunications installation for the erection of an 18.0m Phase 8 Monopole and associated ancillary works.

The Planning Officer advised that a previous application that was approved in 2021 was almost identical but the location was just moved closer to the bus shelter. They presented the application which included visuals of the location and mast which would be 18m high with a wraparound cabinet at the bottom and three smaller cabinets to the side. The previous application was displayed in the site image included in the agenda. They advised that the applicant had not given a reason why

it was moving, however speculated that after conducting trial holes there could have been a reason why that original location was not suitable. There was a provision where the Council can give permission to move the site slightly without a new application, however Planning Officers felt the relocation of 20m was too far.

The Chair invited Councillor Jackie Hollywell, Ward Councillor for Symonds Green, to address the Committee.

Cllr Hollywell advised that she requested the call in due to concerns from the residents in the local area. This application was rejected previously, and the planning inspector overturned the Council's decision on appeal. Paragraph 5.1.1 in the agenda details the Hertfordshire County Council (HCC) Highways Authority's objections due to insufficient information supplied. Paragraph 6.2.17 of the agenda details other positions that were discounted due to proximity to dwellings. She believed this application had a detrimental effect on residents in Fishers Green.

The Chair thanked Councillor Hollywell for her contribution to the meeting.

The Planning Officer informed the Committee that central Government expected Local Governments to respond positively to telecommunication infrastructures and that decisions should allow fair competition between suppliers. For example, if one company constructed a telecommunications pole in one area, the Committee could not refuse another company from placing another pole in the same area just because there was already one there.

The Planning Officer stated that Section 10 of the National Planning Policy Framework (NPPF) states that communications infrastructure was important for social wellbeing. Additionally, Public Health England have stated 5G was safe and developments should comply with the guidelines published by the International Commission of Non-Ionizing Radiation Protection (ICNIRP). Ofcom would carry out audits once it was installed to ensure ICNIRP guidelines are being met.

The cell areas of 5G are smaller and proportionate to users due to the higher frequencies with faster data rates, therefore a greater number of masts are needed. Base stations needed to be located in or close to residential areas due to the rising number of people using mobiles in their homes for personal and business purposes. The Government stated that 5G was the next generation of mobile internet and therefore it was vital that the infrastructure was in place to meet the needs of the public and maintaining and enhancing mobile networks was in the national interest. A report found 88% of UK adults use a smartphone daily to access messaging and social media apps. The Planning Officer advised that lower income households are less likely to have a fixed broadband service so relied on mobile services. Additionally, Wi-Fi and mobile data services were crucial to the NHS and schools.

The Planning Officer advised Members of the previous applications refusal reasons and the advice given from the Inspector and Officers, which included:

- Refusal due to the site being of archaeological importance was not an acceptable reason as the application has a small footprint and therefore wouldn't have an impact.
- The area of Fishers Green was deemed to be essentially urban in nature due

to roads, etc. therefore a telecommunications pole, which would have a neat and streamlined appearance, was acceptable in an urban setting not out of keeping of the area.

- The previous application was refused on the grounds it would harm the visuals of the Green Link and Common Land, but the Inspector deemed this an unacceptable reason for refusal.
- The objections from HCC Highways Authority were due to them wanting a service and maintenance plan prior to approval, however this isn't a requirement before approval and will be submitted to HCC after approval.
- Environmental Health wanted conditions imposed on the application, however applications like this could not have conditions.
- Refusal based on distance from dwellings was unacceptable as there was no legislative or policy means to do so. Additionally, property values were not a planning consideration to take into account.
- Members were reminded of the importance of mobile connection and better access to broadband, as not everyone has connection so this would improve this for the area and the town.
- There were concerns from the Essex and Herts Air Ambulance as the application was located in the flight path, however the Inspector stated the air ambulances would not be flying at 18m close to the trees therefore the mast would not need to be lit.

A Member asked why the current site was not appropriate and whether there had been testing of the proposed new site to ensure that was appropriate. The Planning Officer advised that the applicant had not provided correspondence as to why the current site was not appropriate and the suggestion the site was not appropriate due to the trial holes was just an assumption. The applicant was unable to complete more trial holes in the new proposed site until they have planning permission. If this site was also unsuitable then a third application would be made.

Another Councillor highlighted paragraph 6.2.2 in the agenda which details that the NPPF states equipment should be sympathetically designed and camouflaged where appropriate and asked whether it could be blended into the trees rather than being white. The Planning Officer advised that conditions can't be put on this application. She advised in an urban setting white was often better as it blends from a distance and also with lampposts etc.

A Member asked whether the maintenance plan would answer the Highway Authority's concerns. It was advised that the service and maintenance plan told HCC where vehicles would be parked, how long for, whether they required road closures or traffic lights, etc.

Another Member asked whether another provider could put a mast on another part of this land. The Assistant Director advised that providers could put another mast up and the Council could not refuse the competition.

A Member asked how much it cost the Council when the previous application was taken to appeal. The Assistant Director advised that this wasn't kept track of, but

didn't cost the appellant, but cost Officers time. If they determined the Council was acting unreasonably, they could challenge for costs on this.

Another Member was concerned with how much impact the pole could withstand if hit by something. The Planning Officer advised there were no figures in planning applications of this. She highlighted another telecoms pole in Doncaster Close that was hit at high speed by a vehicle and the mast sustained no damage. HCC would assess the highway safety of this.

The Members of the Committee were concerned with the Central Government Advice. The Assistant Director (Planning & Regulatory) suggested that a letter could be written on behalf of the Committee and sent to the Secretary of State.

It was **RESOLVED:**

(1) That the application 23/00169/PATELE be **GRANTED** prior approval.

(2) That the Assistant Director (Planning & Regulatory) be requested to write a letter on behalf of the Planning & Development Committee to the Secretary of State regarding the Central Government Advice.

4 **8 WINDSOR CLOSE - 22/00984/FP**

The Committee considered an application for the proposed single storey rear and side extension.

The Planning Officer presented the application which included:

- Visual photos of the property were shown, as well as elevations and floorplans.
- The ground floor would consist of 3 bedrooms in the proposed extension, a staff office and a communal kitchen living and dining area. The first floor would consist of 2 bedrooms and the third bedroom would be turned into a staff area.
- The extension would be a L shape which wrapped around the existing property, 3m high with a flat roof.
- This application was a resubmission with no alterations, which was approved in 2018. The previous application lapsed and therefore had to come back to the Committee.
- This application was called in by Councillor Bret Facey due to resident's concerns.

The Chair invited Lucy Thompson, an objector, to address the Committee.

Ms Thompson stated she believed the application did not meet planning guidance. Firstly, the extension was out of proportion to the properties in the area and increased the property to a 6-bed house. Secondly there was not enough parking in the area as there was a requirement for 2 parking spaces for a 5-bed house. The applicant had proposed the parking should be on the road but there was no mechanism to enforce this or prevent it from becoming a problem. The garden was

reduced to 4.5m after the extension which was too small as the design guide states it should have a depth of 10m. It was her belief that the design guide should apply to extensions as well as new properties.

The Chair thanked Ms Thompson for her contribution to the meeting.

The Planning Officer reminded Members the 2018 application that was approved was identical. This was approved prior to the adoption of the 2019 Local Plan but was close to the emerging policies and therefore was assessed under the new Local Plan. Since the submission, the Council had adopted an updated design guide in 2023 and parking provisions in 2020, however there was no change to the requirements.

The Planning Officers informed the Committee that the application was called in due to third parties believing the premises was not a care home and should be under residential use class C3. Third parties provided evidence from the Care Quality Commission that the property was not registered with them as a care home. However, the applicant confirmed there was no live-in carer and staff provided care by supporting residents to live independently. The applicant further provided a statement that they are paid by HCC and Local Authorities to provide care to residents, however no specific details were given due to GDPR. The property has been under use class order C2 use since 2002 which covers residential personal care of treatment and medical care.

The Planning Officer advised the proposed extension would be visible to the footpath to the south, but only the top section would be visible over the fence. The proposed extension passed the 45-degree test to neighbouring properties and would not result in an overbearing impact to neighbours. The depth of the garden was below the design guide requirements but exceeded the 50 square metre requirements. Since it was an existing property the use of the land was generally down to the landowner. The application was approved in 2018 so it would be unreasonable to refuse it.

The Planning Officer advised that when the existing property was a 3-bed dwelling, it required 2 parking spaces but had 0 due to unallocated parking in the area. Under the C2 use it also required 2 parking spaces, one parking space per 2 staff and one parking space per 5 residents. Therefore, since there was already an under provision of parking as originally built and there was no change in parking provision, the application could not be refused based on a lack of parking. She added that there were no details for cycle parking, but the sheds in the garden were deemed sufficient.

A Member asked for clarification of the differences between a C2 use and C3(b) use and whether this application satisfied the previous rejection in 2017. The Planning Officer advised that in 2017 the application was for a proposed 2-storey extension which was refused. In 2018 a revised application was made for a single storey extension which was approved by Officers. For it to be a C2 use the carers do not live in the property and only work there. For a C3(b) residential dwelling, the carer would live in the property.

A few Members raised questions regarding the parking in the area. The Planning Officer advised that the parking area was unallocated parking. For this property, there was a requirement of one parking space for up to 5 residents and one parking space for up to 2 members of staff. The allocation for the house in its original form was also 2 spaces therefore there was no change. The application could not be refused on the assumption there may be more cars. The applicant confirmed none of the current residents owned cars or drove.

A Member asked whether the building met fire regulations. It was advised that fire regulations were dealt with by building control.

Another Member asked what would happen if the business was sold. Officers advised that the property would remain under the C2 class until the new owner applied for a change of use to a C3 residential property.

It was **RESOLVED**: That the application 22/00984/FP be **GRANTED** planning permission subject to the reasons set out in the report.

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed elevations; Proposed ground floor plan; Site location plan; Proposed site plan; Existing elevations; Existing ground floor plan; Existing First Floor Plan; Proposed First Floor Plan;
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 single storey side and rear extension hereby permitted shall match the materials used in the construction of the original dwelling to the satisfaction of the Local Planning Authority.
REASON:- To ensure the development has an acceptable appearance.

For the Following Reason(s):-

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

MDBA - 22/00931/FPM

The Committee considered an application for the demolition of an existing single storey building and ancillary buildings to allow for the erection of a new three-storey light industrial building with offices, and an associated landscaping.

The Planning Officer gave a presentation which included photos provided by the agent showing the site layout plan and architectural drawings. The application proposed the demolition of the existing 4000 building which was used for storage and was replaced by grey clad single and two storey buildings which housed testing facilities, offices, and a double height reception.

The Planning Officer advised that employees were working in buildings 5000 and 5050 and the organisation wanted new testing facilities to improve business and provide services. The proposed buildings were slightly more modern but were in keeping with the other buildings on the site. The design and construction would use a fabric first approach to ensure energy efficiency. There would be enhancements to soft landscaping which would improve biodiversity, however they did not need to provide net gain due to the site being previously developed land.

The Planning Officer advised there were no objections, however the drainage strategy was still with the consultant. The initial drainage strategy was rejected due to a lack of detail, and there had been significant correspondence and the applicant submitted a revised scheme. She advised if the drainage strategy was not approved it would come back to the Committee. The site was located in the Gunnels Wood employment area which had uses B1, B2, B8 – Class E and so fell within the use class. There was sufficient separation distance between the Premier Inn hotel, located just outside the boundary, and the proposed development.

The Planning Officer informed Members there would possibly be an increase in employee numbers. There were 8 parking spaces with 1 disabled space located in the area. Officers looked at parking holistically and the parking onsite was sufficient that there was not a requirement to increase spaces. They also had a hybrid working model so there was less people onsite day to day

A Member asked whether this application would affect the SIL payments. The Assistant Director advised it would, but the type of use was zero rated and they were starting to review this.

Another Member asked whether there was a green roof or solar panels. The Planning Officer advised it was not a green roof but there were solar panels on the roof.

It was **RESOLVED**: That the application 22/00931/FPM be **GRANTED** planning permission subject to the reasons set out in the report.

Conditions:**General**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
7662_VGA_B4500_XX_DR_A_0100;1954-10-43;1954-10-44;
7662_VGA_B4500_00_DR_A_0110;
7662_VGA_B4500_01_DR_A_0111;
7662_VGA_B4500_02_DR_A_0112;
7662_VGA_B4500_RF_DR_A_0113;
7662_VGA_B4500_XX_DR_A_0105-
PL02;7662_VGA_B4500_XX_RP_A_0182;
7662_VGA_B4500_ZZ_DR_A_0120;
7662_VGA_B4500_ZZ_DR_A_0121;
7662_VGA_B4500_ZZ_DR_A_0130;
7662_VGA_B4500_ZZ_DR_A_0131;
7662_VGA_B4500_XX_DR_A_0001_;
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 Notwithstanding Section 55 of the Town and Country Planning Act (as amended) and Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the development to which this permission relates shall be used for purposes falling within Class E(g)(ii) of the Schedule to the Use Classes Order 1987 (as amended) (or within any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order with or without modification).
REASON:- To prevent the site being used for purposes that would have a detrimental impact on the economic function of the area.
- 4 No site clearance or construction work relating to this permission shall be carried out except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0800 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.
REASON:- To safeguard the amenities of the occupiers of neighbouring properties.
- 5 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 submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the local planning authority.

REASON:- To ensure that the site does not pose any risk to human health and to ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed.

- 6 The development to which this permission relates shall be carried out in accordance with the Energy Statement as set out at Appendix A of report reference REP-2324417-05-JP20220808-Climate change and energy statement-Rev01 unless otherwise agreed in writing by the local planning authority.

REASON:- To ensure the development is adaptable to climate change and results in limited CO2 emissions.

Prior to Commencement

- 7 No development shall take place (including site clearance) until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved plan. The construction management plan shall include details of the following:
- a) Construction vehicle numbers, type, routing;
 - b) Access arrangements to site;
 - c) Traffic and pedestrian management requirements;
 - d) Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e) Siting and details of wheel washing facilities;
 - f) Cleaning of site entrances, site tracks and the adjacent public highway;
 - g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h) Provision of sufficient on-site parking prior to commencement of construction activities;
 - i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
 - j) Where works cannot be contained wholly within the site, a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;

k) A Site Waste Management Plan including mechanisms to deal with environmental impacts such as air quality and dust control measures, noise and vibration restriction measures, light and odour and predicted and latterly actual waste arisings and how this is to be managed and where it is sent to.

l) Dust control measures during demolition and construction from plant and machinery, and vehicles.

REASON:- In order to protect highway safety and the amenity of other users of the public highway and rights of way, in the interests of amenities of neighbouring properties, to ensure suitable, safe and satisfactory planning and development, in order to reduce the level of waste generated during groundworks and construction phases of development and to recycle all waste materials where possible.

- 8 No development shall take place (including site clearance) until a final detailed design for the drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be implemented in full prior to the beneficial occupation of the development to which this permission relates and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON:- To adhere to the hierarchy of drainage options, as set out in paragraph 080 (Reference ID: 7-080-20150323) of the Planning Practice Guidance; to maximise the use of SuDS in the interests of mitigating the risk of flooding to the site itself and downstream; and to maximise the sustainability of the development.

Prior to Slab Level

- 9 No development shall take place above slab level until a schedule and samples of the materials to be used in the construction of the external surfaces and hard landscaping of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and permanently retained as such thereafter.

REASON:- To ensure the development has a high quality appearance.

- 10 No development shall take place above slab level until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.

REASON:- To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties.

- 11 No development shall take place above slab level until a landscaping and planting plan has been submitted to and approved in writing by the local planning authority. The approved plan shall then be implemented in the first planting and seeding season following completion of the development unless otherwise agreed in writing by the local planning authority.
REASON:- To ensure a satisfactory appearance upon completion of the development.

Prior to Occupation

- 12 The parking, turning and servicing areas shown on drawing number 7662-VGA-B4500-XXDR-A-0105-PL02 shall be provided, marked out and hard surfaced ready for use prior to the first occupation of the building and shall be retained in that form and kept available for those purposes thereafter. The hardstand 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 building.
REASON:- To ensure that adequate parking and servicing facilities are available within the site and that there is no detriment to the safety of adjoining highways and to ensure the development is sustainable and accords with the aspirations of Class F, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.
- 13 Prior to the first occupation of the development hereby permitted, details of the siting of active electric vehicle charging points (EVCP) and spaces with the underlying infrastructure for connection to the electricity network to enable them to be served by an electric vehicle charging point across the MBDA site shall be submitted to and approved in writing by the Local Planning Authority. The approved EVCPs shall be permanently retained as such thereafter.
REASON:- To ensure adequate provision of active EVCPs within in the site and for all types of drivers is available at all times to promote sustainable modes of transport.
- 14 Prior to the first occupation of the development hereby permitted the proposed access arrangements, on-site car and cycle parking, servicing, loading, and turning areas shall be implemented in accordance with the approved plans and thereafter kept free from obstruction and retained for their intended purposes.
REASON:- To ensure construction of a satisfactory development and in the interests of highway safety.
- 15 Prior to the beneficial occupation of the development to which this permission relates, a management and maintenance plan for the approved SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) provision of a complete set of as built drawings, including the final drainage layout for the site drainage network;
- b) maintenance and operational activities;
- c) arrangements for adoption; and,
- d) any other measures necessary to secure the operation of the scheme throughout its lifetime. The approved plan shall be fully implemented from the date of approval and thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON:- To maximise the use of SuDS in the interests of mitigating the risk of flooding to the site itself and downstream; and to maximise the sustainability of the development.

- 16 Prior to the first occupation of the development hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the local planning authority.

REASON:- In order to protect the amenities and operations of neighbouring properties, to ensure any external lighting does not prejudice highway safety and in the interests of minimising light pollution.

Post Completion

- 17 Any trees or plants comprised within the approved 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.

REASON:- To ensure a satisfactory appearance for the development.

- 18 No tree shown on the 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.

REASON:- To ensure the protection of those trees which should be retained in the interests of visual amenity.

The Council has acted Pro-Actively for the following reason:-

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

GARAGE BLOCK 31-49, SPRING DRIVE - 22/00487/OP

The Committee considered an application for the outline planning permission (all matters reserved) for the demolition of a garage compound and the erection of two 3-bed dwellings and one 2-bed dwelling.

The Planning Officer gave a presentation showing photos of the site and concept photos of the dwellings that could be built there subject to a reserved matters planning application. She advised this application was only to assess the acceptability of housing on the site, not any details. The proposed dwellings would occupy the footprint of the existing garage block, which was classed as previously developed land. There were good bus routes to the location, it was close to amenities, and was deemed a sustainable location.

The Planning Officer informed Members there had been objections from the Arboricultural Officer who stated some trees in the Marymead Spring woodland had to be removed and/or cut back. However, this objection was removed after it was deemed acceptable in the overall maintenance of the woodland. The location was in a conservation area however there were no concerns raised.

The garage block was located behind the Knebworth and Marymead Medical Practice and would have south facing gardens backing onto Marymead Spring woodland. There was not much space for soft landscaping but any landscaping, such as gardens, would be a betterment for the area. The Stevenage Spiritualist Church raised concerns about their noise for future occupiers, but the properties would have good distance and would be built with fabric first sound insulation.

The Planning Officer advised there was a 5-year land supply, and this development was not essential to delivering Council housing. Stevenage had an overprovision of 3-bed properties, but the internal layout could be dealt with in a future reserved matters application. The site could accommodate up to three dwellings.

The concept photos of the dwellings were three storey which wasn't common in the area however there was a mix of one and two storey dwellings as well as flats. There was 100sqm of internal floor space in the 3-bed dwellings and 84sqm in the 2-bed. The bedrooms were slightly small, but this could be dealt with at reserved matters. In terms of parking spaces, the 3-beds would require 2 spaces and the 2-bed would require 1.5 spaces. The space could accommodate 6 parking spaces including visitor parking, but this was an element dealt with under reserved matters.

The Planning Officer advised the existing garage blocks had been vacant for a number of years and were not visually pleasing. Only 4 out of the 16 garages were occupied and most had been vacant since 2002. Only 2 were used for cars and the other 2 were used for storage. HCC and SBC Garage Services agreed the garage block was acceptable to use and the 4 in use would be reaccommodated nearby.

A Member suggested this was a better use of space but was concerned about trees being cut down. Another Member suggested invoking a 3-for-1 replacement rule. The Planning Officer advised that the Arboricultural assessment was done with a third party who recommended to reduce one tree by 25%, one tree by 20%, and one

to reduce the north of canopy, as well as the removal of three trees. This was required due to the fence line of plot, overshadowing of the new plots, and how they would affect the foundations, etc.

A Member queried whether there were planning applications from the doctor's surgery to expand. The Planning Officer advised they had enquired about the surgery wanting the land, but this was down to estates and there had not been any planning applications made.

Another Member agreed this was good use of a brownfield site but asked whether the layout could be changed and suggested flats. It was advised that the application was for three houses, but they could submit something different if they submitted a different planning application.

A Member asked whether these could be four-bedroom homes as the three-bed provision was above what was needed. It was advised that there was an imbalance of housing provision in the town as there were three-bed terrace housing built in the new Stevenage and there weren't many one and two beds or four and five beds in the town. The layout could potentially change in the reserved matters application; however, the current application was only just meeting size requirements for a three-bed property. She suggested it could have two four bed houses rather than three 3-bed houses.

It was **RESOLVED**: That the application 22/00487/OP be **GRANTED** planning permission subject to the reasons set out in the report, as well as the revised Condition 8 which stated:

8 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. For every tree removed, a replacement of 3 trees will be required in the location of Marymead Spring woodland.

REASON:- To ensure a satisfactory appearance for the development.

Conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans: 542-C-028 820 01; 542-C-028 820 02; SBC-01; SBC-02; SBC-03; SBC-04; SBC-05; SBC06; SBC-06; SBC-08;

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

2 Approval of the details of the layout, scale, appearance, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of any part of the development.

REASON:- To comply with the provisions of Regulations 6 and 7 of the Town and Country Planning (General Development Procedure) Order 2015

- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

- 4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON:- To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

- 5 No development shall commence (including site clearance) until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Management Statement shall include details of: a. Construction vehicle types and numbers; b. Access arrangements to the site; c. Construction and storage compounds including areas designated for loading/unloading and turning areas; d. Timing of construction activities (including delivery times and removal of waste) to avoid school pick up/drop off times; e. Provision of sufficient on-site parking for contractors/operatives prior to commencement of construction activities;

REASON:- In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

- 6 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.

REASON:- To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

- 7 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.

REASON:- To ensure a satisfactory standard of development in the interests of amenity and that it has an acceptable appearance.

- 8 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. For every tree removed, a replacement of 3 trees will be required in the location of Marymead Spring woodland.

REASON:- To ensure a satisfactory appearance for the development.

- 9 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.

REASON:- To ensure a satisfactory appearance for the development.

- 10 Prior to the commencement of development, the works to trees identified in Section 3, page 31, of the Tree Survey and Arboricultural Impact Assessment, ref. 23_5837_02_14 by ROAVR Group dated 22 February 2023 shall be undertaken to the satisfaction of the Local Planning Authority.

REASON:- To ensure that the development does not adversely impact the adjacent woodland area.

- 11 Before any development commences, including any site clearance or demolition works, any trees on, or adjacent to, the site shall be protected by fencing or other means of enclosure in accordance with the Tree Survey and Arboricultural Impact Assessment, ref. 23_5837_02_14 by ROAVR Group dated 22 February 2023. Such protection shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.

REASON:- To ensure that the retained tree(s) are not damaged or otherwise adversely affected during site operations.

- 12 No development shall commence until full details (in the form of scaled plans and/or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following: a) roads, footways; b) cycleways; c) foul and surface water drainage; d) visibility splays; e) access arrangements; f) parking provision in accordance with

adopted standard; i) loading areas; h) turning areas.

REASON:- To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

13 Prior to the occupation of the dwelling houses hereby permitted, the parking spaces shown on approved plan SBC-02 shall be provided with the underlying infrastructure for connection to the electricity network to enable them to be served by an electric vehicle charging point.

REASON:- To ensure construction of a satisfactory development and to promote sustainable development

14 No development shall take place until a detailed car parking plan, to include details of visitor parking spaces, has been submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in a porous material or provision shall be made for a sustainable urban drainage system (SuDS) to be built into the hard surfaced areas. Once provided the parking facilities shall be retained in that form and thereafter be used for the parking of vehicles only.

REASON:- To ensure that adequate parking facilities are available within the site and to prevent surface water from passing onto the public highway which may be detrimental to highway safety.

15 Notwithstanding the details shown in this application, details of the waste and recycling storage and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The storage areas shall be completed before any of the dwellings are occupied and retained and maintained accordingly during the lifetime of the development.

REASON:- To ensure a satisfactory standard of development in the interests of amenity.

16 No demolition or construction work relating to this permission which is audible at the site boundary shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays.

REASON:- To safeguard the amenities of the occupiers of neighbouring properties.

7 **INFORMATION REPORT - DELEGATED DECISIONS**

It was **RESOLVED:** That the Committee noted the information report.

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

It was **RESOLVED:** That the Committee noted the information report.

9 **URGENT PART I BUSINESS**

The Assistant Director (Planning & Regulatory) informed Members there will be a revised application for the Icon building which would include improved building safety measures and would come to the Committee later in the year.

10 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

11 **URGENT PART II BUSINESS**

There was none.

CHAIR