

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 23/00360/NMA
Date Received : 10.05.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Non material amendment of reserved matters application 22/00808/RMM to amend condition 2 (approved plans) with regards to SuDS basins, drainage layout, planting, hardsurface materials, boundary treatments, landscaping and pedestrian routes.
Date of Decision : 19.12.23
Decision : **Non Material Amendment AGREED**

2. Application No : 23/00656/COND
Date Received : 25.08.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of condition 11 (Piling and Foundation) attached to planning permission reference number 17/00862/OPM
Date of Decision : 14.12.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 23/00668/COND
Date Received : 30.08.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of Condition 13 (External Lighting) attached to reserved matters permission reference number 22/00810/RMM (Phase 1A-C) Bellway Homes plots only.
Date of Decision : 19.12.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
4. Application No : 23/00729/FPH
Date Received : 02.10.23
Location : 20 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Part two storey, part single storey rear extension
Date of Decision : 12.12.23
Decision : **Planning Permission is GRANTED**
5. Application No : 23/00732/FPH
Date Received : 02.10.23
Location : 166A High Street Stevenage Herts SG1 3LL
Proposal : Proposed loft conversion comprising installation of roof lights
Date of Decision : 27.11.23
Decision : **Planning Permission is GRANTED**
6. Application No : 23/00735/FP
Date Received : 04.10.23
Location : Unit 7 Wedgwood Court Wedgwood Way Stevenage Herts
Proposal : Siting of metal storage container within parking area adjacent to office building
Date of Decision : 29.11.23
Decision : **Planning Permission is GRANTED**

7. Application No : 23/00737/COND
Date Received : 05.10.23
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 14 (External materials) attached to planning permission reference number 23/00526/RMM (Phase 1A-C) Miller Homes plots only
Date of Decision : 19.12.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 23/00741/FP
Date Received : 06.10.23
Location : Shephalbury Park Storage Area Broadhall Way Stevenage SG2 8NP
Proposal : Change of use of a horticultural maintenance depot (Sui Generis) to a motorhome sales and rentals facility (Sui Generis)
Date of Decision : 29.11.23
Decision : **Planning Permission is GRANTED**
9. Application No : 23/00742/TPTPO
Date Received : 06.10.23
Location : Tippett Court Stevenage Herts SG1 1XR
Proposal : Works to trees covered by TPO 31 to include canopy reduction to 3m of 2no. Sycamore (T9 and T10), reduction of canopy to 2m and girdle Ivy to 1no. Sycamore (T12), reduction by 2-3m and lower canopy to 5m of 1no. Maple (T20) and lift canopy to 5m of 1no. Maple (T21).
Date of Decision : 30.11.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

10. Application No : 23/00748/COND
Date Received : 09.10.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of condition 11 (Piling and Foundation) attached to planning permission reference number 17/00862/OPM
Date of Decision : 19.12.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
11. Application No : 23/00753/FP
Date Received : 10.10.23
Location : 15 Angotts Mead Stevenage Herts SG1 2NJ
Proposal : Change of use from privately owned amenity land to enclosed private garden
Date of Decision : 28.11.23
Decision : **Planning Permission is GRANTED**
12. Application No : 23/00758/TPTPO
Date Received : 12.10.23
Location : 6 Cameron Close Stevenage Herts SG2 0HG
Proposal : T1 - Oak tree - reduce by 30% due to excessive shading.
Date of Decision : 04.12.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
13. Application No : 23/00767/FPH
Date Received : 18.10.23
Location : 11 Whitney Drive Stevenage Herts SG1 4BE
Proposal : Single storey rear extension
Date of Decision : 07.12.23
Decision : **Planning Permission is GRANTED**

14. Application No : 23/00772/FPH
Date Received : 19.10.23
Location : 5 Sweyns Mead Stevenage Herts SG2 0JZ
Proposal : Single storey rear extension and roof canopies
Date of Decision : 07.12.23
Decision : **Planning Permission is GRANTED**
15. Application No : 23/00777/FPH
Date Received : 20.10.23
Location : 3 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Single storey rear extension and external alterations to existing dormer windows
Date of Decision : 11.12.23
Decision : **Planning Permission is GRANTED**
16. Application No : 23/00779/TPCA
Date Received : 23.10.23
Location : Oak House Rectory Lane Stevenage Herts
Proposal : Fell 1no. Leylandii tree
Date of Decision : 29.11.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
17. Application No : 23/00782/FP
Date Received : 24.10.23
Location : 8 Albert Street Stevenage Herts SG1 3NZ
Proposal : Part two storey, part first floor front extension and single storey rear extension and conversion from 6 Person House of Multiple Occupation (Use Class C4) to Sui Generis 7 person House of Multiple Occupation
Date of Decision : 13.12.23
Decision : **Planning Permission is GRANTED**

18. Application No : 23/00785/FPH
Date Received : 25.10.23
Location : 12 Trafford Close Stevenage Herts SG1 3RY
Proposal : Demolition of existing conservatory and erection of single-storey rear extension.
Date of Decision : 19.12.23
Decision : **Planning Permission is GRANTED**
19. Application No : 23/00787/FP
Date Received : 25.10.23
Location : Sycamore House Leyden Road Stevenage Herts
Proposal : Retrospective installation of fume extract duct on roof and 3no. louvres on south east elevation.
Date of Decision : 04.12.23
Decision : **Planning Permission is GRANTED**
20. Application No : 23/00792/CLPD
Date Received : 26.10.23
Location : 107 Letchmore Road Stevenage Herts SG1 3PS
Proposal : Certificate of Lawfulness (Proposed) for single storey side extension.
Date of Decision : 20.12.23
Decision : **Certificate of Lawfulness is APPROVED**
21. Application No : 23/00795/FP
Date Received : 26.10.23
Location : Retail Unit Nr 1 Ground Floor 50 Hertford Road Stevenage
Proposal : Installation to roller shutters to main entrance and new entrance door.
Date of Decision : 12.12.23
Decision : **Planning Permission is GRANTED**

22. Application No : 23/00796/FP
Date Received : 26.10.23
Location : Retail Unit Nr 1 Ground Floor 50 Hertford Road Stevenage
Proposal : Installation of louvered windows
Date of Decision : 12.12.23
Decision : **Planning Permission is GRANTED**
23. Application No : 23/00797/CLPD
Date Received : 27.10.23
Location : Unit B2 Roebuck Retail Park London Road Stevenage
Proposal : Certificate of lawfulness for proposed construction of additional mezzanine floor area being added and joined to the existing mezzanine floor.
Date of Decision : 04.12.23
Decision : **Certificate of Lawfulness is APPROVED**
24. Application No : 23/00800/FP
Date Received : 01.11.23
Location : Car Park Monkswood Retail Park Elder Way Stevenage
Proposal : Variation of condition 1 (Approved Plans) attached to planning permission reference number 22/00308/FP to alter the approved layout and retaining wall.
Date of Decision : 04.12.23
Decision : **Planning Permission is GRANTED**
25. Application No : 23/00801/FP
Date Received : 01.11.23
Location : Play Centre Hampson Park Webb Rise Stevenage Herts
Proposal : Erection of marquee to be used by Scouts Group (Use Class F2)
Date of Decision : 14.12.23
Decision : **Planning Permission is GRANTED**

26. Application No : 23/00802/FP
Date Received : 01.11.23
Location : Land Adjacent To 84 Mobbsbury Way Stevenage Herts SG2
OHX
Proposal : Erection of 2 no. three bedroom semi-detached dwellings
associated parking and ancillary works.
Date of Decision : 04.12.23
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwellinghouses would not constitute development on previously developed land as defined by the National Planning Policy Framework (2023) or on a small, underused urban site. The proposal is therefore contrary to Policy HO5(a) of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and is unacceptable in principle.

The application site and wider area of open space of which it is part serves its function and purpose in providing amenity value for residents and creating a natural gap within the housing on this side of Mobbsbury Way. The loss of part of this open space for development, including two trees, would undermine the original design ethos of the area and cause harm by reducing the sense of openness it creates on this part of Mobbsbury Way. This would be contrary to Policies SP8, NH6, NH5 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019).

The layout of the proposed dwellinghouses would fail to create a safe environment that designs out crime contrary to criterion Policy GD1(c) of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019).

The proposal fails to demonstrate there would be a minimum of 10% biodiversity net gain post development, contrary to Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) Policy SP12 and the Biodiversity SPD (2021).

The application fails to demonstrate that the proposed development would have an acceptable impact on highway safety. The proposal is therefore contrary to Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) Policies SP6 and IT4.

27. Application No : 23/00803/TPCA
Date Received : 01.11.23
Location : 2 Nicholas Place Rectory Lane Stevenage Herts
Proposal : Fell and eco plug 2no. Lime Trees
Date of Decision : 29.11.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
28. Application No : 23/00811/FPH
Date Received : 08.11.23
Location : 4 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Single storey rear extension
Date of Decision : 11.12.23
Decision : **Planning Permission is GRANTED**
29. Application No : 23/00815/FPH
Date Received : 08.11.23
Location : 27 Watercress Close Stevenage Herts SG2 9TN
Proposal : Single storey side extension.
Date of Decision : 15.12.23
Decision : **Planning Permission is GRANTED**
30. Application No : 23/00817/FPH
Date Received : 09.11.23
Location : 73 Barham Road Stevenage Herts SG2 9HY
Proposal : Erection of first floor rear extension.
Date of Decision : 20.12.23
Decision : **Planning Permission is GRANTED**

31. Application No : 23/00819/NMA
Date Received : 09.11.23
Location : Matalan Unit B-C Danestrete Stevenage
Proposal : Non material amendment to reserved matters approval 20/00643/RMM to amend the wording of Condition 26 (Noise Mitigation Measures).
Date of Decision : 18.12.23
Decision : **Non Material Amendment AGREED**
32. Application No : 23/00827/NMA
Date Received : 13.11.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Non material amendment to reserved matters approval 22/00808/RMM to amend condition 2 (approved plans) following approval of reserved matters approval 23/00526/RMM (Phase 1A-C) to amend the Local Centre design.
Date of Decision : 19.12.23
Decision : **Non Material Amendment AGREED**
33. Application No : 23/00830/NMA
Date Received : 14.11.23
Location : Centric Park Gunnels Wood Road Stevenage Herts
Proposal : Non material amendment to planning permission 21/01362/FPM to amend condition 1 (approved plans).
Date of Decision : 04.12.23
Decision : **Non Material Amendment AGREED**

34. Application No : 23/00893/NMA
Date Received : 23.11.23
Location : 303 Ripon Road Stevenage Herts SG1 4LS
Proposal : Non material amendment to planning permission to 21/01101/FP (Allowed on appeal under reference: APP/K1935/W/22/3294303) to amend condition 2 (approved plans).
Date of Decision : 28.11.23
Decision : **Non Material Amendment AGREED**
35. Application No : 23/00934/NMA
Date Received : 15.12.23
Location : Land To The West Of North Road Stevenage Herts SG1 4BB
Proposal : Non material amendment to amend wording of Condition 4 (Drainage) attached to planning permission 22/00838/FPM.
Date of Decision : 19.12.23
Decision : **Non Material Amendment AGREED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework September 2023 and Planning Policy Guidance.