

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 : 23/00908/FP
 Date Received : 30.11.23
 Location : Garages G001 - G026 Hydean Way Stevenage Herts
 Proposal : Demolition of garages and erection of four detached dwellings
 with access onto Shephall Green.
 Date of Decision : 29.02.24
 Decision : **Planning Permission is GRANTED**

2. Application No : 23/00923/FPH
 Date Received : 09.12.23
 Location : 17 Church Lane Stevenage Herts SG1 3QS
 Proposal : Two storey rear extension and installation of photovoltaic panels
 to roof
 Date of Decision : 05.03.24
 Decision : **Planning Permission is GRANTED**

3. Application No : 23/00943/FP
Date Received : 21.12.23
Location : Bandley Hill Play Centre Featherston Road Stevenage Herts
Proposal : Change of use from Use Class F2 (local community uses) to Use Class E(f) (children's nursery) and associated minor external works, including new access and car park and new external doors.
Date of Decision : 08.03.24
Decision : **Planning Permission is GRANTED**
4. Application No : 24/00004/FP
Date Received : 03.01.24
Location : 3 Cavalier Court Ingleside Drive Stevenage Herts
Proposal : Replacement of 6no. windows and 1no. door
Date of Decision : 08.03.24
Decision : **Planning Permission is GRANTED**
5. Application No : 24/00010/AD
Date Received : 09.01.24
Location : Tesco Stores Extra (03213) 1 - 5 The Forum Town Centre Stevenage
Proposal : Retention of LCD Media Screen and 2no. non-illuminated Flagpole signs for EV charging
Date of Decision : 04.03.24
Decision : **Advertisement Consent is GRANTED**
6. Application No : 24/00013/COND
Date Received : 10.01.24
Location : 37 Colestrete Stevenage Herts SG1 1RB
Proposal : Discharge of conditions 6 (CTMP), 8 (Material Samples), 9 (Bin Stores), 10 (Cycle Parking), 11 (EVCPs), 12 (Climate Change) attached to planning permission reference number 22/00465/FP
Date of Decision : 08.03.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

7. Application No : 24/00016/FP
Date Received : 12.01.24
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Erection of new security fencing line and installation of external lighting and CCTV columns and associated works
Date of Decision : 06.03.24
Decision : **Planning Permission is GRANTED**
8. Application No : 24/00017/FPH
Date Received : 14.01.24
Location : 24 Wood Drive Stevenage Herts SG2 8NY
Proposal : Single storey front extension, conversion of garage and amended vehicular access
Date of Decision : 05.03.24
Decision : **Planning Permission is GRANTED**
9. Application No : 24/00020/FP
Date Received : 17.01.24
Location : Alchemy Metals Ltd T/a Waste Mission Cavendish Point Cavendish Road Stevenage
Proposal : Removal of existing container generator and installation of GRP Electric Sub Station
Date of Decision : 15.03.24
Decision : **Planning Permission is GRANTED**
10. Application No : 24/00021/FPH
Date Received : 18.01.24
Location : 28 Essex Road Stevenage Herts SG1 3EX
Proposal : Erection of single storey rear extension and two storey side and rear extension.
Date of Decision : 06.03.24
Decision : **Planning Permission is GRANTED**

11. Application No : 24/00022/FPH
Date Received : 18.01.24
Location : 136 Wisden Road Stevenage Herts SG1 5JB
Proposal : Proposed raising of garage roof and partial conversion.
Date of Decision : 22.02.24
Decision : **Planning Permission is GRANTED**
12. Application No : 24/00023/AD
Date Received : 18.01.24
Location : Unit 3 Roebuck Retail Park London Road Stevenage
Proposal : Internally Illuminated signage to (x3) elevations of existing building.
Date of Decision : 08.03.24
Decision : **Advertisement Consent is GRANTED**
13. Application No : 24/00025/FPH
Date Received : 19.01.24
Location : 28 Manchester Close Stevenage Herts SG1 4TQ
Proposal : Single storey side and rear extension and single storey front extension
Date of Decision : 22.02.24
Decision : **Planning Permission is GRANTED**
14. Application No : 24/00027/CLPD
Date Received : 19.01.24
Location : Wingate 23 Hertford Road Stevenage Herts
Proposal : Certificate of Lawfulness (Proposed) for hip-to-gable extension, installation of rear dormer window and 2no. front roof lights.
Date of Decision : 12.03.24
Decision : **Certificate of Lawfulness is APPROVED**

15. Application No : 24/00028/FP
Date Received : 19.01.24
Location : 30 High Street Stevenage Herts SG1 3EJ
Proposal : Change of use of ground floor takeaway unit into 1no. two bedroom flat and insertion of flat roof rear dormer to the detached garage to facilitate its conversion into 1no. one bedroom flat
Date of Decision : 15.03.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed garage parking space, by virtue of its internal dimensions, fails to meet the minimum standard of 3m wide and 6m long. The development is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031; (2019), the Council's Car Parking Standards SPD (2020), the Department for Transport (DfT) Manual for Streets (2007), the National Planning Policy Framework (2023) and Planning Practice Guidance.

The vehicle-to-vehicle inter-visibility associated with the site has not been adequately demonstrated. Additionally, no details have been provided to demonstrate that vehicles can enter and exit in forward gear. Due to the lack of this visibility, vehicles leaving the site would come into conflict with users of the adjacent Principal 'A' Road (A602), thereby causing interference to the safe and free flow of traffic on the highway. The development is, therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031; (2019), Hertfordshire County Council's Roads in Hertfordshire: Highways Design Guide (2011), the Department for Transport (DfT) Manual for Streets (2007), the National Planning Policy Framework (2023) and Planning Practice Guidance.

The internal amenity space of the flat within the converted outbuilding would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) for a one bed dwelling over two floors and would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), which requires proposals to meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

The flat roof rear dormer window in the converted outbuilding, by virtue of its design, scale and massing, would be over dominant and detrimental to the architectural form of the outbuilding thereby having an adverse impact on the visual amenity of the area. It would also fail to preserve the character and appearance of the Old Town Conservation Area. This would amount to less than substantial harm to the significance of the area, which would not be outweighed by the modest public benefits of the development. The proposal is therefore contrary to policies GD1, NH10, HO5, TC9, SP8 and SP13 of the Stevenage Borough Local Plan 2011 to 2031 (2019), the Old Town Conservation Area

Management Plan SPD (2012), the Stevenage Design Guide (2023) and the aims and objectives of the National Planning Policy Framework (2023) and associated National Planning Policy Guidance.

The proposal fails to demonstrate that it would accord with Policy TC10 by introducing a non-retail use at ground floor in a secondary retail frontage unit. As such, the proposal would not therefore be in accordance with Policy TC10 of the Stevenage Borough Local Plan 2011-2031 (2019), the National Planning Policy Framework (2023) and National Planning Practice Guidance to the detriment of the High Street shopping area.

16. Application No : 24/00029/LB
Date Received : 19.01.24
Location : 30 High Street Stevenage Herts SG1 3EJ
Proposal : Change of use of ground floor takeaway unit into 1no. two bedroom flat and insertion of flat roof rear dormer to the detached garage to facilitate its conversion into 1no. one bedroom flat
Date of Decision : 15.03.24
Decision : **Listed Building Consent is REFUSED**

For the following reason(s);

The flat roof dormer window in the converted outbuilding, by virtue of its design, scale and massing, would fail to preserve the setting of the grade II listed property of 30 High Street. This would amount to less than substantial harm to the significance of this asset, which would not be outweighed by the modest public benefits of the development. The proposal is therefore contrary to policies GD1, TC9, SP8, SP13 of the Stevenage Borough Local Plan 2011 to 2031 (2019), the Old Town Conservation Area Management Plan SPD (2012), and the aims and objectives of the National Planning Policy Framework (2023).

17. Application No : 24/00030/FPH
Date Received : 19.01.24
Location : 33 Ashdown Road Stevenage Herts SG2 8TX
Proposal : Part two storey, part single storey rear extension
Date of Decision : 15.03.24
Decision : **Planning Permission is GRANTED**

18. Application No : 24/00034/FP
Date Received : 22.01.24
Location : Cell & Gene Therapy Catapult Manufacturing Centre Stevenage
Bioscience Catalyst Gunnels Wood Road Stevenage
Proposal : Proposed entrance lobby extension
Date of Decision : 11.03.24
Decision : **Planning Permission is GRANTED**
19. Application No : 24/00035/FP
Date Received : 22.01.24
Location : Cell & Gene Therapy Catapult Manufacturing Centre Stevenage
Bioscience Catalyst Gunnels Wood Road Stevenage
Proposal : Erection of new security fencing, external alterations to permit
office and replacement cycle parking.
Date of Decision : 08.03.24
Decision : **Planning Permission is GRANTED**
20. Application No : 24/00036/COND
Date Received : 23.01.24
Location : Land To The North Of Stevenage Off North Road And Weston
Road Stevenage Herts
Proposal : Discharge of condition 37 (Power Lines) attached to planning
permission reference 17/00862/OPM
Date of Decision : 22.02.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

21. Application No : 24/00040/COND
Date Received : 24.01.24
Location : Courtlands Riding Stables Todds Green Stevenage Herts
Proposal : Discharge of condition 12 (Climate Change) attached to planning permission reference number 21/00971/FPM
Date of Decision : 27.02.24
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
- Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.
- The case officer's letter is attached providing further information.
22. Application No : 24/00041/COND
Date Received : 24.01.24
Location : Swingate House Danestrete Stevenage Herts
Proposal : Partial discharge of conditions 21 (Archaeology 1) and 22 (Archaeology 2) attached to planning permission reference number 19/00743/FPM (Phase 1A - Swingate House).
Date of Decision : 26.02.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
23. Application No : 24/00042/TPTPO
Date Received : 25.01.24
Location : Greenside Special School Shephall Green Stevenage Herts
Proposal : T1 - Oak - Thin re-growth by approximately 30% from previous pruning points, T2 - Ash - crown reduction by up to 1m from branch tips, T3 - Ash - crown reduction by up to 1m from branch tips, T4 - Horse Chestnut - crown reduction by up to 2m from branch tips
G1 - Hawthorn - reduce branches back by up to 2m, back to the school boundary
Date of Decision : 12.03.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

24. Application No : 24/00048/AD
Date Received : 26.01.24
Location : One Stop 50 Hertford Road Stevenage SG2 8ED
Proposal : Fascia externally illuminated, Window Vinyl's, F/ACM Panels, Poster Cases
Date of Decision : 15.03.24
Decision : **Advertisement Consent is GRANTED**
25. Application No : 24/00049/FPH
Date Received : 26.01.24
Location : 62 Haycroft Road Stevenage Herts SG1 3JJ
Proposal : Part two storey, part single storey rear extension.
Date of Decision : 05.03.24
Decision : **Planning Permission is GRANTED**
26. Application No : 24/00052/FPH
Date Received : 28.01.24
Location : Land To The Rear Of 36 High Street Stevenage Herts SG1 3EF
Proposal : Reinstatement of former pitched roof to outbuildings
Date of Decision : 05.03.24
Decision : **Planning Permission is GRANTED**
27. Application No : 24/00054/COND
Date Received : 29.01.24
Location : Swingate House Danestrete Stevenage Herts
Proposal : Partial discharge of Condition 15 - Piling and penetrative methods of construction attached to planning permission reference number 19/00743/FPM (Phase 1A - Swingate House)
Date of Decision : 13.03.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

28. Application No : 24/00056/CLPD
Date Received : 30.01.24
Location : 56 Stanmore Road Stevenage Herts SG1 3QE
Proposal : Lawful Development Certificate (Proposed) for a dormer loft conversion and 1no. roof light
Date of Decision : 15.03.24
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 24/00059/FP
Date Received : 30.01.24
Location : 120 Valley Way Stevenage Herts SG2 9DE
Proposal : Change of use from single family dwelling to six bedroom HMO
Date of Decision : 14.03.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development fails to demonstrate that the required parking spaces can be provided at the rear of the property whilst also being able to provide a 2m high boundary treatment to the rear garden which is at an acceptable distance from the ground floor window of Bedroom 1, so as to afford the future occupier an acceptable outlook. The proposal therefore fails to provide an acceptable living environment for the occupier of Bedroom 1, contrary to the National Planning Policy Framework (2023) and National Planning Practice Guidance, Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019), the Council's Design Guide SPD (2023) and Parking Standards SPD (2020).
30. Application No : 24/00063/COND
Date Received : 01.02.24
Location : Swingate House Danestrete Stevenage Herts
Proposal : Partial discharge of Condition 53 (Public Highway) attached to planning permission reference number 19/00743/FPM (Phase 1A - Swingate House).
Date of Decision : 22.02.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

31. Application No : 24/00066/AD
Date Received : 01.02.24
Location : Gridserve Stevenage Electric Forecourt Knebworth Park Old Knebworth Knebworth
Proposal : 4no. forecourt building signs; 2no. illuminated totem signs; 2no. wayfinder information signs; 1no. air & water information sign; 3no. digital signs; 4no. under-canopy screens; and 1no. internally illuminated billboard display
Date of Decision : 12.03.24
Decision : **Advertisement Consent is GRANTED**
32. Application No : 24/00070/TPCA
Date Received : 05.02.24
Location : Greenside Symonds Green Lane Stevenage Herts
Proposal : Removal of 1 No: dead Hazel tree
Date of Decision : 07.03.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
33. Application No : 24/00078/HPA
Date Received : 06.02.24
Location : 11 Ruckles Close Stevenage Herts SG1 1PE
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6 metres, for which the maximum height will be 4 metres and the height of the eaves will be 4 metres
Date of Decision : 04.03.24
Decision : **Prior Approval is NOT REQUIRED**

34. Application No : 24/00100/CLPD
Date Received : 14.02.24
Location : 72B High Street Stevenage Herts SG1 3EA
Proposal : Certificate of lawfulness for change of use to Class E(e) osteopathic clinic
Date of Decision : 29.02.24
Decision : **Certificate of Lawfulness is APPROVED**
35. Application No : 24/00102/FP
Date Received : 15.02.24
Location : 5 The Hyde Stevenage Herts SG2 9SD
Proposal : Change of use from a family centre (Class E(f)) to a Laundrette (sui generis)
Date of Decision : 15.03.24
Decision : **Planning Permission is GRANTED**
36. Application No : 24/00132/CLPD
Date Received : 22.02.24
Location : 8 Fresson Road Stevenage Herts SG1 3QU
Proposal : Lawful Development Certificate (Proposed) for conversion of garage to habitable room.
Date of Decision : 07.03.24
Decision : **Certificate of Lawfulness is APPROVED**
37. Application No : 24/00144/COND
Date Received : 27.02.24
Location : Land Between Watercress Close, Coopers Close And Walnut Tree Close Stevenage Herts SG2 9TN
Proposal : Discharge of Condition 17 (Vehicular Access) attached to planning permission reference number 21/00057/FP (Allowed on appeal under reference: APP/K1935/W/22/3298826)
Date of Decision : 13.03.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

38. Application No : 24/00166/CLPD
Date Received : 06.03.24
Location : 73 Sish Lane Stevenage Herts SG1 3LS
Proposal : Certificate of lawfulness (proposed) for loft conversion with rear dormer and velux windows to the front
Date of Decision : 12.03.24
Decision : **Certificate of Lawfulness is APPROVED**

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.