

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 : 23/00372/COND
Date Received : 15.05.23
Location : Courtlands Todds Green Stevenage Herts
Proposal : Discharge of conditions 24 (boundary treatments); 28 (external lighting) and 34 (construction methodology) attached to planning permission reference number 21/00971/FPM
Date of Decision : 05.04.24
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.

2. Application No : 23/00377/COND
Date Received : 16.05.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Partial discharge of condition 35 (Drainage Strategy) attached to planning permission reference number 17/00862/OPM (Infrastructure Reserved Matters Reference 22/00808/RMM).
Date of Decision : 28.03.24
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.
3. Application No : 23/00432/FP
Date Received : 03.06.23
Location : 11 High Street Stevenage Herts SG1 3BG
Proposal : Retrospective change of use from restaurant (Use Class E) with ancillary residential accommodation to 1 no. three bedroom dwelling (Use Class C3).
Date of Decision : 04.04.24
Decision : **Planning Permission is GRANTED**
4. Application No : 23/00433/LB
Date Received : 03.06.23
Location : 11 High Street Stevenage Herts SG1 3BG
Proposal : Retrospective Listed Building Consent for conversion of restaurant (Use Class E) with ancillary residential accommodation to 1 no. three bedroom dwellinghouse (Use Class C3).
Date of Decision : 04.04.24
Decision : **Listed Building Consent is GRANTED**

5. Application No : 23/00945/FP
Date Received : 21.12.23
Location : Symonds Lodge Symonds Green Lane Stevenage Herts
Proposal : Erection of first floor rear extension, single-storey porch and erection of part single-storey, part two-storey side extension to create 1 no. two bedroom dwellinghouse, new vehicle access, parking area and ancillary works.
Date of Decision : 08.05.24
Decision : **Planning Permission is GRANTED**
6. Application No : 24/00065/COND
Date Received : 01.02.24
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Discharge of conditions 7 (Construction Management Plan) 8 (Drainage) and 9 (Drainage) attached to planning permission reference number 22/00931/FPM
Date of Decision : 26.03.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 24/00072/FPH
Date Received : 05.02.24
Location : 8 Hayfield Stevenage Herts SG2 7JP
Proposal : Retention of single storey rear extension and garage conversion
Date of Decision : 25.03.24
Decision : **Planning Permission is GRANTED**
8. Application No : 24/00083/FPH
Date Received : 07.02.24
Location : 539 Lonsdale Road Stevenage Herts SG1 5DY
Proposal : Part two storey, part single storey front extension
Date of Decision : 08.04.24
Decision : **Planning Permission is GRANTED**

9. Application No : 24/00084/AD
Date Received : 08.02.24
Location : Marquis Of Lorne 132 High Street Stevenage Herts
Proposal : Installation of 1no. externally illuminated pictorial sign, 2no. externally illuminated amenity boards and 1no. externally illuminated fascia name board
Date of Decision : 26.03.24
Decision : **Advertisement Consent is GRANTED**
10. Application No : 24/00086/COND
Date Received : 08.02.24
Location : Aldi Stores Fairlands Way Stevenage Herts
Proposal : Discharge of condition 8 (CMP), 10 (Climate Change), 11 (Landscaping Scheme), 12 (Cycle Store) attached to planning permission reference 23/00736/FP
Date of Decision : 26.03.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
11. Application No : 24/00088/FPH
Date Received : 09.02.24
Location : 12 Birdwing Walk Stevenage Herts SG1 4FT
Proposal : Single storey rear extension
Date of Decision : 30.04.24
Decision : **Planning Permission is GRANTED**
12. Application No : 24/00090/LB
Date Received : 10.02.24
Location : Marquis Of Lorne 132 High Street Stevenage Herts
Proposal : Listed building consent for the installation of 1no. externally illuminated pictorial sign, 2no. externally illuminated amenity boards and 1no. externally illuminated fascia name board
Date of Decision : 26.03.24
Decision : **Listed Building Consent is GRANTED**

13. Application No : 24/00096/FP
Date Received : 13.02.24
Location : The Taste Of India 48A High Street Stevenage Herts
Proposal : Change of use from restaurant to hot food takeaway at ground and first floor and external alterations to shopfront
Date of Decision : 04.04.24
Decision : **Planning Permission is GRANTED**
14. Application No : 24/00103/FPH
Date Received : 16.02.24
Location : 63 Bandley Rise Stevenage Herts SG2 9ND
Proposal : Proposed balcony to rear elevation.
Date of Decision : 05.04.24
Decision : **Planning Permission is GRANTED**
15. Application No : 24/00125/COND
Date Received : 19.02.24
Location : Coreys Cottage, Coreys Mill Tates Way Stevenage Herts
Proposal : Discharge of Condition 3 (Sample of Materials) and Condition 4 (Windows and Doors) attached to planning permission reference number 22/00441/LB
Date of Decision : 08.04.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 24/00126/LB
Date Received : 19.02.24
Location : Marquis Of Lorne 132 High Street Stevenage Herts
Proposal : Listed building consent for 4no spotlights at eaves height and re-paint window frames and garage doors
Date of Decision : 02.04.24
Decision : **Listed Building Consent is GRANTED**

17. Application No : 24/00130/FPH
Date Received : 21.02.24
Location : 33 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Part two storey, part first floor side extension and first floor front extension
Date of Decision : 09.04.24
Decision : **Planning Permission is GRANTED**
18. Application No : 24/00135/FP
Date Received : 23.02.24
Location : 1 Pepsal End Stevenage Herts SG2 8LW
Proposal : Two storey side extension to create 1no. one bedroom dwelling with associated parking and landscaping.
Date of Decision : 17.04.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal fails to demonstrate that adequate provision for car parking can be provided on site for the proposed dwelling in accordance with the Council's standards set out in the Parking Provision and Sustainable Transport Supplementary Planning Document (2020). The proposal would, therefore be likely to result in on street parking on the main carriageway, to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and Sustainable Transport SPD (2020), the National Planning Policy Framework (2023) and Planning Practice Guidance.
19. Application No : 24/00138/FPH
Date Received : 24.02.24
Location : 356 Jessop Road Stevenage Herts SG1 5ND
Proposal : Single storey front extension
Date of Decision : 26.03.24
Decision : **Planning Permission is GRANTED**

20. Application No : 24/00142/FP
Date Received : 26.02.24
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Installation of sprinkler tanks, pump house and distribution pipes.
Date of Decision : 08.05.24
Decision : **Planning Permission is GRANTED**
21. Application No : 24/00143/FP
Date Received : 26.02.24
Location : 71 Whitney Drive Stevenage Herts SG1 4BH
Proposal : Demolition of existing dwelling and erection of 1no. 3 bedroom and 1no. 4 bedroom dwellings
Date of Decision : 19.04.24
Decision : **Planning Permission is GRANTED**
22. Application No : 24/00147/FPH
Date Received : 27.02.24
Location : 44 Whitney Drive Stevenage Herts SG1 4BJ
Proposal : Single storey rear extension and garage extension
Date of Decision : 28.03.24
Decision : **Planning Permission is GRANTED**

23. Application No : 24/00149/CLPD
Date Received : 29.02.24
Location : 106 York Road Stevenage Herts SG1 4HF
Proposal : Certificate of Lawfulness (Proposed) for alterations to include hardstanding and a fence
Date of Decision : 30.04.24
Decision : **Certificate of Lawfulness is REFUSED**
- For the following reason(s);
- On the basis of the information submitted, the enclosure of the land with a 2m high timber fence would not constitute permitted development under Schedule 2, Part 2, Class A (a)(ii) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and, therefore, requires planning permission.
24. Application No : 24/00150/AD
Date Received : 29.02.24
Location : McDonalds Monkswood Retail Park Elder Way Stevenage
Proposal : The minor relocation of approved freestanding totem under 23/00379/AD
Date of Decision : 03.04.24
Decision : **Advertisement Consent is GRANTED**
25. Application No : 24/00152/TPTPO
Date Received : 01.03.24
Location : 30 Daltry Road Stevenage Herts SG1 4AW
Proposal : Removal of 1no. Silver Birch tree (T3) protected by Tree Preservation Order 71
Date of Decision : 11.04.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

26. Application No : 24/00153/TPTPO
Date Received : 01.03.24
Location : 16 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Removal of 1no. Oak tree (T1) protected by Tree Preservation Order 10
Date of Decision : 28.03.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
27. Application No : 24/00154/TPTPO
Date Received : 01.03.24
Location : 4 Foster Close Stevenage Herts SG1 4SA
Proposal : Reduction of crown height and spread on 2no. Oak trees (T2 and T3) protected by Tree Preservation Order 10
Date of Decision : 04.04.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
28. Application No : 24/00155/FPH
Date Received : 02.03.24
Location : 536 Ripon Road Stevenage Herts SG1 4NL
Proposal : Retention of outbuilding in rear garden
Date of Decision : 30.04.24
Decision : **Planning Permission is GRANTED**
29. Application No : 24/00157/COND
Date Received : 04.03.24
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Discharge of Conditions 10 (materials) and 11 (water supply and fire hydrants) attached to planning permission reference number 22/00468/FPM
Date of Decision : 08.04.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

30. Application No : 24/00159/FPH
Date Received : 04.03.24
Location : 20 Hayfield Stevenage Herts SG2 7JP
Proposal : Hip to gable loft conversion with rear dormer, garage conversion and part two storey, part single storey side extension
Date of Decision : 15.04.24
Decision : **Planning Permission is GRANTED**
31. Application No : 24/00161/FP
Date Received : 05.03.24
Location : Garages G001-022 Sisson Close Stevenage Herts
Proposal : Demolition of 22no. garages and replacement with 16no. garages on existing slab and foundations
Date of Decision : 18.04.24
Decision : **Planning Permission is GRANTED**
32. Application No : 24/00162/FPH
Date Received : 05.03.24
Location : 9 Oakfields Stevenage Herts SG2 8NE
Proposal : Single storey rear extension
Date of Decision : 04.04.24
Decision : **Planning Permission is GRANTED**
33. Application No : 24/00163/TPCA
Date Received : 05.03.24
Location : Barnwell Upper School Barnwell Stevenage Herts
Proposal : Removal of x3 Conifer trees
Date of Decision : 04.04.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

34. Application No : 24/00165/TPTPO
Date Received : 05.03.24
Location : 1-9 Olde Swann Court Stevenage Herts SG1 3WB
Proposal : (T1) Lime - Crown reduce by up to 2 metres, back to previous points. (T2) Sycamore - Crown reduce by up to 2 metres, back to previous points. (T3) Sycamore - Crown reduce by up to 2 metres, back to previous points. (T4) Hornbeam - Crown reduce by 1-2 metres, lift & cut back over bays. (T5) Lime - Crown reduce by up to 2 metres, back to previous points. Cut back basal epicormic. (T6) Hornbeam - Crown reduce by up to 2 metres, back to previous points. (T7) Lime - remove dead/decayed stem over site, reduce remaining stem overhanging site by 2-3 metres. Remove major deadwood (tree in decline) protected by Tree Preservation Order 61
Date of Decision : 09.04.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
35. Application No : 24/00167/FPH
Date Received : 06.03.24
Location : 30 Alleyns Road Stevenage Herts SG1 3PP
Proposal : First floor side extension and hip to gable roof extension
Date of Decision : 22.04.24
Decision : **Planning Permission is GRANTED**
36. Application No : 24/00168/CLEU
Date Received : 07.03.24
Location : 51 Ramsdell Stevenage Herts SG1 1QY
Proposal : Certificate of lawfulness for the existing use of the building as an HMO
Date of Decision : 12.04.24
Decision : **Certificate of Lawfulness is APPROVED**

37. Application No : 24/00169/FPH
Date Received : 07.03.24
Location : 44 Collenswood Road Stevenage Herts SG2 9ES
Proposal : Erection of rails and privacy panel to front and side of existing flat roof to create first floor balcony and amendments to previously approved roof design of two storey rear extension
Date of Decision : 30.04.24
Decision : **Planning Permission is GRANTED**
38. Application No : 24/00171/FPH
Date Received : 07.03.24
Location : 37 Shackleton Spring Stevenage Herts SG2 9DF
Proposal : Installation of car parking bay
Date of Decision : 22.04.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development, due to its substandard size and design is likely to result in vehicles being unable to safely manoeuvre onto and off the driveway due to the inadequate width which would give rise to conditions prejudicial to the free flow of traffic and pedestrian and highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2023) and the National Planning Practice Guidance.
39. Application No : 24/00177/AD
Date Received : 11.03.24
Location : Mecca Bingo Danestrete Stevenage Herts
Proposal : Advertisement consent for digital signage consisting of 55" LED monitor.
Date of Decision : 23.04.24
Decision : **Advertisement Consent is GRANTED**

40. Application No : 24/00178/AD
Date Received : 11.03.24
Location : Courtlands Todds Green Stevenage Herts
Proposal : Retention of 4.55m x 3m advertisement board within field boundary adjacent to J8 of the A1(M)
Date of Decision : 25.04.24
Decision : **Advertisement Consent is GRANTED**
41. Application No : 24/00185/FP
Date Received : 11.03.24
Location : 19 Denton Road Stevenage Herts SG1 1SX
Proposal : Change of use from public amenity land to residential use
Date of Decision : 09.04.24
Decision : **Planning Permission is GRANTED**
42. Application No : 24/00189/TPTPO
Date Received : 12.03.24
Location : 8 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Reduction by 30% due to excessive shading of T1 Oak tree protected by Tree Preservation Order TPO 85 and reduction by 50% due to excessive shading of Sycamore tree within the conservation area
Date of Decision : 25.04.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
43. Application No : 24/00192/FPH
Date Received : 13.03.24
Location : 45 Homestead Moat Stevenage Herts SG1 1UE
Proposal : Single storey rear extension, single storey front and side extensions to existing garage, and raising height of the garage roof
Date of Decision : 03.05.24
Decision : **Planning Permission is GRANTED**

44. Application No : 24/00194/FPH
Date Received : 14.03.24
Location : 17 Pepsal End Stevenage Herts SG2 8LW
Proposal : Single storey rear conservatory extension
Date of Decision : 30.04.24
Decision : **Planning Permission is GRANTED**
45. Application No : 24/00195/CLPD
Date Received : 14.03.24
Location : 119 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Certificate of lawfulness for single storey rear extension
Date of Decision : 07.05.24
Decision : **Certificate of Lawfulness is APPROVED**
46. Application No : 24/00201/FPH
Date Received : 19.03.24
Location : 84 St. Margarets Stevenage Herts SG2 8RE
Proposal : Single storey side and rear extension.
Date of Decision : 22.04.24
Decision : **Planning Permission is GRANTED**
47. Application No : 24/00212/COND
Date Received : 22.03.24
Location : 17 Church Lane Stevenage Herts SG1 3QS
Proposal : Discharge of conditions 3 (Construction Management Plan) and 6 (Solar Panels) attached to planning permission reference number 23/00923/FPH
Date of Decision : 25.04.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

48. Application No : 24/00213/FPH
Date Received : 22.03.24
Location : 92 Briardale Stevenage Herts SG1 1TR
Proposal : Single storey rear extension, front porch and window to side following demolition of existing rear outbuilding
Date of Decision : 30.04.24
Decision : **Planning Permission is GRANTED**
49. Application No : 24/00219/HPA
Date Received : 26.03.24
Location : 7 West Close Stevenage Herts SG1 1PW
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.5m, for which the maximum height will be 3.73m and the height of the eaves will be 2.44m
Date of Decision : 22.04.24
Decision : **Prior Approval is NOT REQUIRED**
50. Application No : 24/00231/HPA
Date Received : 28.03.24
Location : West View 39 St. Davids Close Stevenage Herts
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 7m, for which the maximum height will be 4m and the height of the eaves will be 3m
Date of Decision : 07.05.24
Decision : **Prior Approval is NOT REQUIRED**
51. Application No : 24/00240/NMA
Date Received : 03.04.24
Location : Matalan Site Danestrete Stevenage Herts
Proposal : Non-Material amendment to reserved matters approval 20/00643/RMM to amend wording of condition 27 (Noise).
Date of Decision : 09.05.24
Decision : **Non Material Amendment AGREED**

52. Application No : 24/00242/NMA
Date Received : 04.04.24
Location : Centric Gunnels Wood Building Gunnels Wood Road
Stevenage
Proposal : Non-material amendment to planning permission 21/01362/FPM to install additional pedestrian gates adjacent to Units 3 and 4; relocate the gate at the rear of unit 2 to the side elevation, extension of the 2.4m high paladin fence boundary, and installation of knee rail fencing along part of site frontage
Date of Decision : 26.04.24
Decision : **Non Material Amendment AGREED**
53. Application No : 24/00243/NMA
Date Received : 04.04.24
Location : Aldi Stores Fairlands Way Stevenage Herts
Proposal : Non material amendment to planning permission 23/00736/FP to add solid canopy to south and east elevations
Date of Decision : 23.04.24
Decision : **Non Material Amendment AGREED**
54. Application No : 24/00257/NMA
Date Received : 08.04.24
Location : Land To The North Of Stevenage Weston Road Stevenage
Herts
Proposal : Non material amendment to amend wording of Condition 35 (Drainage) attached to outline planning approval 17/00862/OPM.
Date of Decision : 26.04.24
Decision : **Non Material Amendment AGREED**

55. Application No : 24/00261/CLPD
Date Received : 09.04.24
Location : 12 Dove Road Stevenage Herts
Proposal : Lawful Development Certificate (Proposed) for a rear dormer window, installation of 3 no. roof lights and solar panels.
Date of Decision : 17.04.24
Decision : **Certificate of Lawfulness is APPROVED**
56. Application No : 24/00278/NMA
Date Received : 17.04.24
Location : 24 Wood Drive Stevenage Herts SG2 8NY
Proposal : Non material amendment to planning permission 24/00017/FPH for single storey front extension, conversion of garage and amended vehicular access.
Date of Decision : 23.04.24
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.