

Planning Committee

Supplemental Memorandum

Date	7 January 2025
Officer	Linda Sparrow
Address	2-16 Walden End, Stevenage; 18-32 Walden End, Stevenage; 34-48 Walden End, Stevenage; 50-64 Walden End, Stevenage.
Proposal	Construction of bin enclosure to house 10no. 360 litre wheelie bins
Reference	24/00818/FP 24/00819/FP 24/00820/FP 24/00821/FP
ADDENDUM INFORMATION	

Since the publication of the main committee report for the aforementioned planning applications, a revised National Planning Policy Framework (NPPF) was published on 12th December 2024. This made significant changes to the December 2023 version and revised policy with respect to the following:

- Overhauling Green Belt policies.
- Re-introducing mandatory housing delivery targets.
- Strengthening policies around 5-year land supply of housing.
- Strengthening policies relating to strong and competitive economy.
- Refusal of permissions for fast food outlets and hot food takeaways close to schools or where there is evidence of an existing concentration of such uses.
- Strengthening policies on delivering school places.
- Strengthening policies on sustainable transport.
- Updating climate change policies.

Summary

Having reviewed the applications against the updated NPPF, the Local Planning Authority are satisfied that the updates would not result in any other conclusion that that which is set out in the main committee reports.

Since the publication of the main committee report for the aforementioned planning applications, the following comments have been received.

Cycling UK Stevenage

If the construction of bin stores as part of this property refurbishment is to go ahead, the opportunity should also be taken to construct hard standing to provide hangers or other appropriate cycle parking for residents. The SBC Parking and Sustainable Transport SPD para 1.29 "the Council is keen to encourage all residents to cycle or walk as their primary mode of transport." This property is in Residential Accessibility Zone 2 as shown in SPD para 2.1 which states that lower car ownership is likely. There is currently no provision for cycle parking which is a deterrent for people to choose to cycle. In the Design Access Statement photos, a cycle is shown locked to the Walden End road sign.

Herts County Council as Highways Authority

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

- Permanent structures are not allowed to open onto the public highway as they are likely to obstruct the free flow of pedestrians to pass and repass.
- The Highway Authority also have safety concerns as the enclosures are not covered leading to possible vandalism, fire hazard, and materials such as glass which could end up on the footway. In respect of design, the proposals are contrary to the design standards contained in HCC's Place & Movement Planning Design Guidance (adopted in March 2024).

Officer Comments

The comments received from Cycling UK are noted, however the applications before Committee are for the erection of bin stores only and as such cycling provision is not a material consideration and the LPA is unable to request the applicant provides cycle storage as part of this application.

The comments from HCC Highways are noted. With regards to the design of the enclosures and the lack of a roof, this has been covered in paragraphs 7.2.10 and 7.2.11 of the main reports.

With regards to comments on highway obstruction, it is acknowledged that the enclosures are adjacent to the public footpath and will open out over the footpath on collection days. The residents have access to the rear of the enclosures away from the main public footpath. This has been addressed in paragraph 7.2.9. The existing storage areas are close to the entrance doors and are causing a rodent infestation and are a health and safety hazard and a fire hazard. Therefore, whilst there is a conflict with Herts County Council's Place and Movement Planning Design Guidance (March 2024), the conflict will only occur once a week on collection days for a very short period of time and the public benefits arising from the addressing of the rodent issue and fire hazard is considered to outweigh this harm.

Summary

In light of the above, it is not considered that the comments received from Herts County Council as Highways Authority result in any other conclusion than that which is set out in the main committee reports.