

**STEVENAGE BOROUGH COUNCIL  
PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES**

**Date: Tuesday 21 July 2015**

**Time: 18.30 p.m.**

**Place: Council Chamber, Daneshill House, Danestrete, Stevenage**

Present: Councillors D Cullen (Chair), M Downing (Vice Chair), R Broom, L Chester, J Fraser, M Gardner, Lawrence, J Lloyd CC and G Snell.

**Started at:** 18.30pm

**Ended at:** 18.55pm

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

Apologies for absence were submitted on behalf of Councillors D Bainbridge, E Harrington, M Mckay and P Stuart.

There were no declarations of interests.

The Chair informed the meeting that additional papers in relation to item 3 – Stevenage Borough Football Club, Stevenage had been circulated and allowed Members sufficient time to consider the papers before the meeting commenced.

**2. MINUTES – 23 JUNE 2015**

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on Tuesday 23 June 2015 be approved as a correct record and signed by the Chair.

**3. APP REF: 15/00236/FPM – STEVENAGE BOROUGH FOOTBALL CLUB, BROADHALL WAY, STEVENAGE**

The Committee considered an application requesting the demolition of existing north stand and construction of replacement two tier north stand including sports, spectator, conference and meeting and leisure facilities, including medical use.

The Principal Planning Officer gave an oral and visual presentation to the Committee and advised that the issues for consideration were the acceptability of the proposal in land use policy terms; its impact on the character and appearance of the area; its impact on the highway network; parking provision and the requirement for a surface water drainage assessment.

The Committee were advised that as an existing undesignated site, the proposal to redevelop the North Stand is acceptable in principle and in accordance with policy L5 of the District Plan as it would modernise and enhance an existing leisure facility.

With regards to the impact on the character and appearance of the area, the Officer advised that the new stand proposed, with the use of modern materials would represent a significant visual improvement over the existing structure. On the loss of trees including two mature Oak trees, Members were informed that although advice from the Council's Arboricultural Officer confirms that the Oak trees are in good condition, in this instance the benefits of allowing the proposed development outweigh the loss of the trees.

On the impact of the scheme on the highway network, Officers informed Members that Hertfordshire County Council (HCC) as Highways Authority (HA) have raised no objections on highway ground subject to a condition requiring the submission of a construction traffic management plan as the proposal would be unlikely to result in a material increase or change in character of traffic in the vicinity of the site on match days.

With regard to car parking, the Officer acknowledged that the Football Club has no designated supporter car park but relies on parking in the Council's Fairlands Valley car park on match days. Members were advised that given that the Local Planning Authority has no parking standards for a football stadium, and that average attendance figures are significantly below the current capacity of the ground, it is not considered that the proposal would require additional car parking in its own right.

On the issue of flooding, the Officer advised that the Lead Local Flood Authority (LLFA) have withdrawn their earlier objections to the application subject to an amended condition to replace condition 11 in the report.

Members were informed by the Officer of an additional condition, No 12 to be included if permission is granted to protect groundwater and ensure that any contaminated material identified on site is removed or remediated.

In response to concerns with the safety of school children around the school especially during the construction phase and heavy construction vehicles moving in and around the site, Officers acknowledged that there would be a level of disruption but referred Members to conditions 4 and 6 requiring a construction traffic management plan and code of construction practice respectively that should be attached if planning permission is granted.

On the request of the possibility of siting the two replacement Oak trees between the cycle way and the main road, the Officer indicated that at this stage no scheme had been agreed but he would discuss the possibility of planting the trees very close to the football stadium with the applicant and the Council's Arboricultural Officer at a later stage.

It was **RESOLVED** that Planning Permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement to secure / provide financial contributions towards:-

- Improvement works necessary to bring the second egress point of Fairlands Valley car park into use and to secure its stewarding on match days. (The detail of which would be delegated to the Head of Planning, Regeneration and Transport in liaison with the Head of Legal Services) and subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 7304-101-SK02, 7304-102-P2 and 7304-300-P2.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. Prior to the first use of the new North Stand details of secure cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The works, as agreed, shall be carried out prior to the first occupation of the building and permanently retained thereafter.
4. Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers, routing of construction traffic and the management of junctions to and crossings of the public highway and other rights of way.
5. No construction shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
6. No development shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. This shall include measures during the demolition and construction process to minimise the amount of dust generated, minimise the amount of noise generated, to prevent mud, soil and other materials from the site being deposited on the highway, identify a suitable contractors' compound and a methodology for the screening or enclosure of plant and machinery to be used, identify the hours of operation and detail construction methods. The approved Code of Construction Practice shall be implemented in full for the full duration of the construction activity relating to this permission at this site.
7. No development shall take place until a scheme for replacement planting (identifying a suitable location for two new Oak trees of a minimum of 35cm girth) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to occupation of the new North Stand.
8. Any trees 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.
9. No development shall commence until a Travel Plan, with the object of reducing supporters, employees and officials travelling to the development by private car, has been submitted to and approved in writing by Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved scheme on the occupation of the new North Stand unless otherwise agreed in writing with the Local

Planning Authority.

10. No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

11. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + climate change rainfall event will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Details of how the scheme shall be maintained and managed after completion
- Provide betterment to existing surface water run-off rates and volumes, providing pre development greenfield run-off rates where possible
- Detailed drainage plan showing the location of all SuDS measures and associated drainage infrastructure
- Drainage statement explaining the proposed drainage system including a justification for the proposed SuDS, giving priority to above ground storage where technically possible offering other benefits such as water quality, biodiversity and amenity
- Confirmation of the existing drainage on site. Should this be to a surface water sewer confirmation will be required that the applicant has permission from the relevant water authority to continue to discharge to the sewer and agree the proposed run-off rate
- Include supporting surface water drainage calculations for pre- and post-development for all rainfall events up to and including the 1 in 100 year + climate change event.

12. Should ground need to be broken to facilitate the development, a phase one investigation desk top study shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. Should any contamination be identified from this study, such investigations as deemed necessary shall be undertaken and a report produced and submitted to the Local Planning Authority. Development shall then only proceed on the basis of the recommendations set out in this report'.

#### **4. INFORMATION REPORT – APPEALS**

None.

#### **5. INFORMATION REPORT – DELEGATED DECISIONS**

It was **RESOLVED** that the report be noted.

#### **6. URGENT PART 1 BUSINESS**

None

**7. EXCLUSION OF PRESS AND PUBLIC**

Not Required

**PART II**

**8. URGENT PART II BUSINESS**

None

**Chair**