

SUMMARY OF DECISIONS

Meeting:	Planning and Development Committee	
Date:	Tuesday, 13 August 2019	
Place:	Council Chamber, Danesill House, Danestrete	
Members Present:	Councillors:	David Cullen (Chair), Michelle Gardner (Vice-Chair), Doug Bainbridge, Sandra Barr, Jody Hanafin, Liz Harrington, Graham Lawrence, John Lloyd, Maureen McKay, Graham Snell and Tom Wren

1	APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST	
	Apologies for absence were received from Councillor Lizzy Kelly and Sarah-Jane McDonough. There were no declarations of interest.	
2	MINUTES - 16 JULY 2019	
	It was RESOLVED that the Minutes of the meeting of the Planning & Development Committee held on 16 July 2019 be approved as a correct record and signed by the Chair.	
3	19/00224/FP LAND WEST OF GRESLEY WAY AND SOUTH OF FERRIER ROAD	
	It was RESOLVED that application 19/00224/FP be granted planning permission, subject to the conditions as per the recommendations in the report.	
4	19/00062/OPM- MAXWELL ROAD, STEVENAGE	
	It was RESOLVED that application 19/00062/OPM be granted planning permission, subject to the conditions as per the recommendations in the report and the following additional conditions and informatives:	

Additional Conditions

60. Before the use of the office building commences within the Commercial Development Plot the access serving that Development Plot, as defined on drawing Proposed Site Accesses Visibility Splay Analysis reference 8180606/6101 Rev C, shall be provided with vehicle to vehicle visibility splays of 2.4 metres by 43 metres in both directions and permanently maintained to the Maxwell Road vehicle access. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the footway and from the intersection point along the edge of the carriageway.
61. Before first occupation of the buildings within the Residential Development Plot the access serving that Development Plot, as defined on drawing Proposed Site Accesses Visibility Splay Analysis reference 8180606/6101 Rev C, shall be provided with vehicle to vehicle visibility splays of 2.4 metres by 43 metres in both directions and permanently maintained to the Maxwell Road vehicle access. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the footway and from the intersection point along the edge of the carriageway.
62. No development shall commence within the Commercial Development Plot until the drawings showing that the gradients of the new pedestrian crossing facilities in Maxwell Road are shown to be not steeper than 1 in 20. The gradients should be in place before the use of the crossings.
63. No development shall commence within the Residential Development Plot until the drawings showing that the gradients of the new pedestrian crossing facilities in Maxwell Road are shown to be not steeper than 1 in 20. The gradients should be in place before the use of the crossings.
64. The detailed plans submitted in connection with approval of reserved matters shall clearly demonstrate that all vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site, and that there is a sufficient turning space for each of the parking areas, inclusive of provision of sufficient turning and operating areas. The areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. All necessary turning and operating areas shall be in place before first occupation / use of the development.

65. Prior to the occupation of the site, the existing western most vehicular access to/from Maxwell Road should be formally closed up as shown on the submitted drawing Illustrative Proposed Layout PL103B.
66. Prior to first occupation of the Residential Development Plot, the bus improvement works including provision of raised Kassel kerbing, shelter and a bench at the existing southbound bus stop in Gunnels Wood Road should have been undertaken. This work shall be fully completed to the satisfaction of the Highway Authority before first occupation.
67. Prior to the first occupation of the Residential Development Plot hereby permitted the “Keep Clear Markings” on the A1072 Gunnels Wood Road near the junction with Maxwell Road must be secured in place and implemented.
68. Prior to the first occupation of the Commercial Development Plot hereby permitted, a Traffic Regulation Order (TRO), including for parking and waiting restrictions in the form of double yellow lines that are required as part of improving access and accessibility to the commercial site, must be secured in place and implemented over a distance of 10 metres of either side of the site access junctions stop-lines and the opposite side of the road.
69. Prior to the first occupation of the Residential Development Plot hereby permitted, a Traffic Regulation Order (TRO), including for parking and waiting restrictions in the form of double yellow lines that are required as part of improving access and accessibility to the residential site, must be secured in place and implemented over a distance of 10 metres of either side of the site access junctions stop-lines and the opposite side of the road.
70. Prior to the use first commencing within the Commercial Development Plot the following improvement works to walking and cycling shall be completed to the satisfaction of the Highway Authority.
 - i) a new pedestrian crossing facility adjacent to the Development Plot in Maxwell Road;
 - ii) a shared pedestrian/cycle link from the site to the cycle track in the south.
 - iii) improvements to pedestrian access to Gunnels Wood Road bus stop by resurfacing and provision of dropped kerbs and tactiles where necessary.

The works shall be fully completed to the satisfaction of the Highway Authority before first occupation.

71. Prior to the first occupation of the development within the Residential Development Plot the following improvement works to walking and cycling shall be completed to the satisfaction of the Highway Authority.

- i) a new pedestrian crossing facility in Maxwell Road;
- ii) resurfacing of the existing footway along the site's northern boundary;
- iii) new footway on the southern side of Maxwell Road between the two new accesses;
- iv) a shared pedestrian/cycle link from the site to the cycle track in the south.

The works shall be fully completed to the satisfaction of the Highway Authority before first occupation.

72. Prior to the use within the Commercial Development Plot hereby permitted, a Framework Travel Plan shall be submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. The Framework Travel Plan, as submitted, shall follow the current 'Travel Plan Development Control Guidance' issued by Hertfordshire County Council and will include:

- (i) Targets for sustainable travel arrangements.
- (ii) Effective measures for the ongoing monitoring (including appointment of the Travel Plan Coordinator) of the travel plan.
- (iii) A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of the development.
- (iv) Effective mechanisms to achieve the objectives of the travel plan by both present and future occupiers of the development. The development shall be implemented only in accordance with the approved travel plan.'

73. Prior to the commencement of the relevant part of development within the Commercial Development Plot, a Demolition/Construction Management Plan/Method Statement for the demolition and construction phases shall be submitted

to and approved in writing by the Local Planning Authority. Thereafter, the works of demolition and construction of the development shall only be carried out in accordance with the approved statement. The Demolition/Construction Management Plan/Method Statement shall address the following matters:-

- (i) Details of construction phasing programme (including any pre-construction demolition or enabling works);
- (ii) Hours of operations including times of deliveries and removal of waste;
- (iii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.
- (iv) The site set-up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
- (v) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- (vi) Details of the provisions for temporary car parking, loading/unloading and vehicle turning areas during construction;
- (vii) A map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (viii) Screening and hoarding;
- (ix) End of day tidying procedures;
- (x) Construction and storage compounds (including areas designated for car parking);
- (xi) Siting, methodology and facilities of wheel washing facilities;
- (xii) Cleaning of site entrances, site tracks and the adjacent public highway;
- (xiii) Control measures to manage noise and dust; and
- (xiv) Disposal of surplus materials.
- (xv) The date of commencement and completion of works on site
- (xvi) The estimated number and type of vehicles per day/week
- (xvii) Details of vehicle holding area;
- (xviii) Details of any vehicle call up procedure;
- (xix) Details of any changes to on-street waiting and loading restrictions that will be required;
- (xx) Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the

Freight Operators Recognition Scheme or an approved equivalent;

Amendment to condition 41 (Travel Plan)

41. Prior to first occupation within the Residential Development Plot hereby permitted, a Framework Travel Plan shall be submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. The Framework Travel Plan, as submitted, shall follow the current 'Travel Plan Development Control Guidance' issued by Hertfordshire County Council and will include:
- (i) Targets for sustainable travel arrangements.
 - (ii) Effective measures for the ongoing monitoring (including appointment of the Travel Plan Coordinator) of the travel plan.
 - (iii) A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of the development.
 - (iv) Effective mechanisms to achieve the objectives of the travel plan by both present and future occupiers of the development. The development shall be implemented only in accordance with the approved travel plan.'

Amendment to condition 46 (Construction Management Plan)

46. Prior to the commencement of the relevant part of development within the Residential Development Plot, a Demolition/Construction Management Plan/Method Statement for the demotion and construction phases shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works of demolition and construction of the development shall only be carried out in accordance with the approved statement. The Demolition/Construction Management Plan/Method Statement shall address the following matters:-
- (i) Details of construction phasing programme (including any pre-construction demolition or enabling works);
 - (ii) Hours of operations including times of deliveries and removal of waste;
 - (iii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.
 - (iv) The site set-up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;

- (v) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- (vi) Details of the provisions for temporary car parking, loading/unloading and vehicle turning areas during construction;
- (vii) A map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (viii) Screening and hoarding;
- (ix) End of day tidying procedures;
- (x) Construction and storage compounds (including areas designated for car parking);
- (xi) Siting, methodology and facilities of wheel washing facilities;
- (xii) Cleaning of site entrances, site tracks and the adjacent public highway;
- (xiii) Control measures to manage noise and dust; and
- (xiv) Disposal of surplus materials.
- (xv) The date of commencement and completion of works on site
- (xvi) The estimated number and type of vehicles per day/week
- (xvii) Details of vehicle holding area;
- (xviii) Details of any vehicle call up procedure;
- (xix) Details of any changes to on-street waiting and loading restrictions that will be required;
- (xx) Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;

Update to S106 Contributions

A financial contribution towards TROs for introduction of parking and waiting restrictions.

Amended Highways Informative

The Highway Authority recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN4) Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN5) Estate Road Adoption: The applicant is advised that Hertfordshire County Council as Highway Authority no longer adopts new highway as maintainable at the public expense unless a wider public benefit can be demonstrated. However, all internal roads should be built to adoptable standards and the Highway Authority may consider the adoption of main spine roads within the site as part of the wider outline planning application. In that case, the applicant should discuss with the Highway Authority at the earliest opportunity the extent of highways to be included as maintainable at the public expense and mark these on a plan, together with details of the specification, layout and alignment, width and levels of the said highways together with all the

necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. For any sections of highway that will not be adopted, the developer should put in place a permanent arrangement for long term maintenance, and at the entrance of any such residential estates, a road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

Advisory Notes:

The Highway Authority recommends inclusion of the following Advisory Notes (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1. The applicant should be advised that this development would attract a 'second strand' sustainable transport planning obligation derived in accordance with the document 'Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements)' which can be downloaded at:-

<http://www.hertfordshire.gov.uk/your-council/hcc/resandperf/hertsprop/planningobs/>.

This funding will be targeted towards the delivery of the s278 schemes identified in the Highway Authority's comments.

AN2. Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The requirement as part of the offsite s278 works is to provide:

- Access works;
- Provision of two pedestrian crossing facilities in Maxwell Road;
- Resurfacing of the existing footway along the site's northern boundary;
- Provision of a new footway between the two new pedestrian crossing facilities;
- Provision of two shared pedestrian/cycle links from the site to the cycle track in the south.
- Gunnels Wood Road bus stop improvements: provision of Kassel kerbing, bus shelter, bench.
- Improvements to cycle and pedestrian facilities;
- Improve pedestrian access to Gunnels Wood Road bus stop by resurfacing and provision of dropped kerbs and tactiles.

The details should be included as part of the s278 drawing as part of the required highway work in conjunction with the

	development. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website:- http://www.hertsdirect.org/services/transtreets/highways/ or by telephoning 0300 1234047.	
5	INFORMATION REPORT - DELEGATED DECISIONS	
	It was RESOLVED that the report be noted.	
6	INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS	
	It was RESOLVED that the report be noted.	
7	URGENT PART I BUSINESS	
	None.	
8	EXCLUSION OF THE PRESS AND PUBLIC	
	Not required.	
9	URGENT PART II BUSINESS	
	None.	

