

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

Date: Tuesday, 14 August 2018

Time: 6.30pm

Place: Council Chamber

**Present:** Councillors: David Cullen (Chair), Maureen McKay (Vice-Chair), Doug Bainbridge, Lloyd Briscoe, Michael Downing, Michelle Gardner, Jody Hanafin, Liz Harrington, Lizzy Kelly, Graham Lawrence, John Lloyd and Graham Snell.

**Start / End**      Start Time:    6.30pm  
**Time:**            End Time:       8.54pm

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

Apologies for absence were submitted on behalf of Councillor J Fraser.

There were no declarations of interest.

**2      MINUTES - 24 MAY 2018**

It was **RESOLVED** that the minutes of the Planning & Development Committee held on 24 May 2018 are approved as a correct record and signed by the Chair.

**3      17/00543/FP - 4 FISHERS GREEN, STEVENAGE**

The Committee considered an application for the demolition of the existing dwelling and the erection of 4 no. three bedroom dwellings and relocation of vehicular access.

The Development Manager gave an introduction and visual presentation to the Committee.

The Chair then invited Ms Juliet Simpson, objector, to address the Committee.

Ms Simpson raised the following issues:

- the building was an example of one the few remaining 17<sup>th</sup> Century cottages in Stevenage;
- one of the structures on the site and some hedges had already been removed (ie. prior to any grant of planning permission);
- an ecological survey had revealed the possibility of bats roosting in the building;
- the building should have been listed as, despite the internal alteration and changes to the rear of the property, the authentic frontage largely remained unchanged;

- there had been over 190 objections to the application;
- BEAMS (SBC's Conservation Advisor) had supported the retention of the building, considering it a "non-designated heritage asset"; and
- the plot could be developed leaving the existing building in situ.

The Chair thanked Ms Simpson for her presentation and then invited Mr C Scudder, applicant and owner of the site, to address the Committee.

Mr Scudder considered that the officer report came to a reasonable conclusion that planning permission should be granted based on the responses received from consultees. In particular, he drew attention to the comments of Historic England and Albion Archaeology that the existing building was not worthy of retention.

Mr Scudder stated that the proposal was for redevelopment of brownfield land, and would provide 3 additional dwellings towards the Council's housing targets. There would be no loss of local facilities and the site was in a sustainable location. There would be no harm to the amenity of adjacent properties and no highway safety issues had been raised. He felt that the proposal made a positive contribution to the area and therefore asked the Committee to support the recommendation to grant planning permission.

The Chair thanked Mr Scudder for his presentation and invited the Development Manager to continue.

The Development Manager advised that the main issues for consideration in the consideration of this application were the acceptability of the proposal in land use policy terms; impact upon the character and appearance of the area; impact upon the amenities of neighbouring properties; suitability of the residential environment; impact on the highway network; and car parking provision.

The Development Manager explained that the site was not included in the Local Plan and was therefore a "windfall" site. The proposal was to build the new dwellings largely on the footprint of the existing dwelling. The net gain of 3 dwellings would go towards the 5 Year Land Supply that the Council was expected to identify. The site had good access to alternative modes of transport and was close to local facilities.

In terms of character and appearance, the Development Manager stated that the 4 proposed new dwellings were of modern design and would blend in with the existing street scene. In terms of the existing cottage, Historic England had commented that a significant proportion of its historic fabric had been eroded by successive alteration and extension. Accordingly, Historic England had not recommended it for listing.

With regard to residential amenity, given the angle between the proposed new properties and their existing neighbours and the use of obscure glazing where appropriate, the Development Manager considered that there would be no issues of overdominance or loss of light sufficient to warrant a refusal of permission.

The Committee noted that the County Council was content with the relocated access to the site and that the 8 proposed parking spaces accorded with SBC's adopted

Supplementary Planning Document. In respect of ecological issues, a condition was recommended to require the installation of bat access units in two of the new dwellings.

The Development Manager confirmed that BEAMS had submitted objections to the application before Historic England had surveyed the property and concluded that it was not worthy of listing. Both the interim and final report from Historic England had been supplied to BEAMS who had not provided any further written comments on either report.

The Committee debated the application. A number of Members expressed concern that BEAMS had not confirmed in writing that they were no longer objecting to the proposed demolition of the cottage. They felt that the fact that Historic England had not listed the building did not mean that it was appropriate to demolish this historic property.

Accordingly, it was moved and seconded that planning permission be refused on the grounds that the proposed demolition of the cottage would result in the loss of an historic property to the detriment of the character and visual amenities of the area and the benefit of the residential development would not compensate for the loss of this property.

Following a vote,

It was **RESOLVED:**

That planning permission be refused for the following reason:

The proposed demolition of the cottage would result in the loss of an historic property to the detriment of the character and visual amenities of the area and the benefit of the residential development would not compensate for the loss of this property. The development is, therefore, contrary to policy TW9 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031, Publication Draft (2016), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014).

#### **4 18/00305/FP - COREYS MILL LANE, STEVENAGE**

The Committee considered an application for the conversion of existing parking lay-bys and amenity land into end on parking bays with additional footpaths adjacent to the kerbs. This would enable the number of parking spaces to be increased from 12 to 24.

The application was before the Committee for determination as the applicant was Stevenage Borough Council and the works were proposed on behalf of the Council by the Engineering Services Section.

The Development Manager gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination

of the application were the impact of the loss of this area of amenity land on the character and appearance of the area; and the acceptability of the new parking in highway safety terms.

The Development Manager explained that whilst the creation of additional parking in lieu of open space (including the removal of 3 trees) would alter the character and appearance of the area, the proposal would accord with Policy IT8 of the Emerging Local Plan in providing additional parking in an area where there was currently severe parking problems.

Although the County Council had raised no objections on highway safety grounds, they had raised an objection on sustainability grounds, citing that the proposal significantly undermined the objectives of the newly adopted Hertfordshire Local Transport Plan 4 (LTP4) which aimed to promote sustainable modes of transport over the use of the private car. The Development Manager commented that the Engineering Services Section had confirmed that, whilst supporting the principles of LTP4, it was felt that the Hospital site was a special case due to its under-provision of on-site parking.

For the above reasons, the Development Manager recommended that planning permission be granted.

The Development Manager undertook to refer back to the Engineering Services Section requests by Members for some of the proposed spaces to be disabled bays and for litter bins to be provided in the area adjacent to the Old Walled Garden.

It was **RESOLVED:**

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed location plan, R/153/1 and R/153/3.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the new parking spaces and footpath areas hereby permitted shall be as specified on the drawings and application details forming part of this application.
4. Prior to the first use of the parking spaces hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the replacement trees and their locations in order to offset the loss of the existing trees at the site. The replacement planting shall be undertaken as agreed in the first available planting season following the completion of the works.
5. If within a period of five years from the completion of the development the replacement landscaping and trees die, are removed or become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species, unless otherwise agreed in writing by the

Local Planning Authority.

6. No removal of trees 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.

**5 18/00268/FPM - 85-103 QUEENSWAY, STEVENAGE**

The Committee considered an application for the partial demolition of existing buildings to facilitate the erection of a new residential building comprising 39no. studio, 54no. one bed and 1no. two bed flats with under-croft car parking; retention of existing office use (Use Class B1) on upper floors; change of use of existing retail units (Use Class A1) to a mixed use development of Use Classes A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurants & Cafes), A4 (Drinking Establishments) and D2 (Gym) with associated enhancements to shop frontages; replacement canopies; public realm improvements and associated car parking and highway works.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination of the application were its acceptability in land use policy terms; the impact on the character and appearance of the area; the impact on both existing neighbouring amenities and future residential amenity; the effect of the proposals on the highway network; and the adequacy of parking provision and flood risk.

The Principal Planning Officer explained that the principle of residential development had been established as being acceptable in this town centre site, which did not conflict with the Council's vision and strategy for the town centre. Whilst the application site was not allocated for residential development within the adopted District Plan, a proposed mixed use development of retail and residential was considered to be acceptable. Although a high-density scheme, the location close to the town centre, bus and rail stations and cycle and pedestrian facilities represented a sustainable location, which was able to accommodate a high-density proposal. In view of this, the proposal was considered to accord with the Council's adopted District Plan policies which related to developments in the town centre. Furthermore, the town centre was allocated for residential development in the emerging Local Plan.

The Committee was informed that the design and layout of the development would not significantly harm the amenities of the occupiers of neighbouring residential properties, and the residents of the proposed apartments would enjoy an acceptable level of amenity. In design terms it would represent a high quality development resulting in an attractive gateway to the town centre, which would assist in the wider aspirations of redeveloping the town centre and provide an enhancement of the public realm at and adjacent to the application site. In addition, through the modernisation of the Queensway shopping parade, this would help to enhance the overall visual landscape of this part of the town centre.

The Principal Planning Officer commented that the proposal contained adequate off-street parking in line with the Council's adopted standards, as well as an appropriate

level of cycle parking provision in a convenient location. Issues relating to construction management, materials, public realm improvements, affordable housing and developer contributions could be satisfactorily addressed through the use of conditions or the proposed Section 106 legal agreement.

In respect of various queries raised by Members, the Principal Planning Officer responded as follows:

- there would be brand new bin stores for both the residential and retail elements of the scheme.
- the existing concrete panels on the Queensway frontage would either be deep cleaned or replaced.
- the 25% affordable housing to be provided would be private rented units (with rents capped up to 80% of market value).

The Committee requested that the parking survey referred to in the report should also include data relating to on-street parking after 5pm, as the potential impact of the housing element of the scheme on residential streets in the Bedwell area would not necessarily be confined to daytime hours.

It was **RESOLVED:**

That planning permission be granted subject to the applicant having first entered into and completed a Section 106 legal agreement to secure/provide financial contributions towards:

- Libraries and Youth Facilities;
- The improvement of outdoor sports facilities and children's play space;
- Contributions towards a car parking study, TROs and replacement of Pay and Display Machine Signage and Road Markings;
- The cost of evaluating, assessing the residential Travel Plan;
- A financial contribution towards sustainable transport infrastructure in Stevenage Town Centre;
- To secure the on-site provision of affordable housing; and
- To secure the provision of 1 no. CCTV System,

the detail of which be delegated to the Assistant Director of Planning and Regulation, in liaison with the Council's appointed Solicitor, and subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
P1.1; P1.2; P4.1b; P4.2; P4.2.1, P4.3a; P4.4a; P4.4.1 P4.5; P5.1; P5.2; P5.3; P5.4; P5.5, P5.6; P5.7a.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development, other than works of demolition, shall commence until a

schedule and sample of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

4. Notwithstanding details specified in the application submission, no public realm landscaping works shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.
5. Any trees or plants comprised within the 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.
6. Prior to the first occupation of the ground floor mixed Use Class A1 (Shop) to A3 (Restaurants and Cafes) and Use Class A1 (Shop) to A4 (Bars and Public Houses) units as detailed on drawing number P4.1b, a scheme for the installation of equipment to control the emission of fumes and smell from these premises shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first occupation of these units. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.
7. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. These times apply to work which is audible at the site boundary.
8. No development, including site clearance or demolition works, shall commence until a Construction Management Plan/Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highways authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Statement.

The Construction Management/Method Statement shall address the following matters:-

- (i) Details of a construction phasing program (including any pre-construction, demolition or enabling works);

- (ii) Hours of construction operations including times of deliveries and removal of waste;
  - (iii) 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 area;
  - (iv) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
  - (v) Details of provisions for temporary public car parking during construction;
  - (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
  - (vii) Screening and hoarding details;
  - (viii) End of day tidying up procedures;
  - (ix) Construction and storage compounds (including areas designated for car parking);
  - (x) Siting and details of wheel washing facilities;
  - (xi) Cleaning of site entrances, site tracks and the adjacent public highway;
  - (xii) Disposal of surplus materials and;
  - (xiii) Post construction restoration/reinstatement of the working areas, reinstate construction access.
9. Within 6 months of implementing the permission hereby approved, the applicant shall submit a final Travel Plan with the object of reducing residents travelling to the development by private car which shall be implemented after its approval in writing by the Local Planning Authority in consultation with the Highways Authority.
10. No residential dwellings in the development hereby permitted shall be occupied until the relevant access and car parking areas have been fully constructed, surfaced and permanently marked out. The car parking areas so provided shall be maintained and retained permanently and shall be used for no other purpose at any time.
11. The development permitted by this planning permission shall be carried out in accordance with the letter Ref: 18021/QueenswayStevenage/PG, carried out by GDP Limited dated 26/06/2018, and the following mitigation measures detailed within the drainage strategy:
- 1. Providing a minimum attenuation of 313m<sup>3</sup> to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
  - 2. Implementing appropriate drainage strategy based on attenuation by using sub-base lined permeable pavement, attenuation tank and green roofs as indicated on drawing no. 18021-200 – Surface Water Drainage Strategy – General Arrangement dated 29/06/2018, and discharged into Thames Water surface water sewer system.
  - 3. Limiting surface water discharge off the southern and eastern site at a maximum allowable discharge rate of 4.9 l/s for any rainfall event up to the 1 in 100 year plus 40% for climate change event.

The mitigation measures shall be fully implemented prior to occupation and



subsequently in accordance with the timing/phasing arrangements embodied with the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

12. No development shall take place until the final design of the drainage scheme is completed and agreed by Thames Water and sent to the Local Planning Authority for written approval. The scheme shall also include:-
  - Confirmation on the final discharge rate for the whole site with contribution of each sub-catchment (western, eastern and southern) with figures supported by drainage calculations presented in a manner that the link can be made with specific locations on drawings.
  - Formal permission to continue using the existing connection to the public surface water sewer from the water company that must include figures;
  - Engineering details of all SuDS features should be provided in line with the SuDS Manual (CIRIA C-753).
13. Upon completion of the development a final management and maintenance plan must be supported by a full set of as-built drawings, a post construction location plan of the SuDS components cross-referenced with a maintenance diagram to secure the operation of the scheme throughout its lifetime.
14. No development, including site clearance or demolition works, shall commence until a scheme has been submitted to and agreed in writing by the Local Planning Authority for ensuring that internal noise levels do not exceed those specified in BS8233:2014 in so far as to the living rooms, dining rooms and bedrooms in the residential development. In addition, details shall also be provided with respect to ventilation and thermal comfort arrangements which would be utilised within the residential development. The development shall thereafter be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
15. No development, including site clearance or demolition works, shall commence until a scheme of dust control measures has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environmental Health Department and shall be adhered to throughout the construction period. Dust and airborne particulates from operations on site shall be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust.
16. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to first occupation of the development. Any external lighting shall accord with the details so approved.
17. No development, including site clearance or demolition works, shall commence until a methodology for the screening or enclosure of plant and machinery to be used during the construction period shall be submitted to and approved by the Local Planning authority before works are commenced. The

siting of plant and machinery shall be away from noise sensitive areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between works.

18. No development shall take place until a detailed Site Waste Management Plan (SWMP) to detail how waste materials generated as a result of the proposed demolition and/or construction methods shall be disposed of, and detail the level and type of soil to be imported to the site as part of the development has been submitted to and approved in writing by the Local Planning Authority.
19. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before the properties are occupied.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 21, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 22.
21. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
22. The approved remediation scheme must be carried out in accordance with its

terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

23. Prior to the first occupation/use of the dwellings and development hereby permitted the approved secure cycle parking areas and public cycle parking shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
24. Prior to the first occupation/use of the dwellings and development hereby permitted the approved refuse/recycle stores shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
25. No development, including site clearance or demolition works, shall commence until a detailed Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall detail and advise of the measures in accordance with the best practicable means to be used to minimise construction noise and vibration likely to affect adjacent residential premises. The approved Statement shall be adhered to throughout the construction period.

## **6 18/00279/FPM - 85-103 QUEENSWAY, STEVENAGE**

The Committee considered an application for the partial demolition of existing buildings and provision of car parking; retention of existing office use (Use Class B1) on upper floors; change of use of existing retail units (Use Class A1) to a mixed use development of Use Classes A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurants & Cafes), A4 (Drinking Establishments) and D2 (Gym) with associated enhancements to shop frontages; replacement canopies; public realm improvements and associated car parking and highway works.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. He commented that the application was identical to the previous item, but excluding the residential element. It also contained different parking requirements, as the 31 spaces to be provided all related to the proposed gymnasium.

In response to a Member's question regarding why two applications had been submitted, the Principal Planning Officer clarified that approval of this application would enable the developer to commence and progress the retail element of the scheme whilst work was being finalised on the Section 106 Agreement in respect of the residential element of application 18/00268/FPM approved earlier in the meeting (see Minute 5 above).

It was **RESOLVED:**

That planning permission be granted subject to the applicant having first entered into and completed a Section 106 legal agreement to secure/provide financial contributions towards:

- Contributions towards TROs and replacement of Pay and Display Machine Signage and Road Markings; and
- Secure provision of a CCTV camera,

the detail of which be delegated to the Assistant Director of Planning and Regulation, in liaison with the Council's appointed Solicitor, and subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
P1.1; P1.2; P4.1a; P4.2; P4.3; P5.1; P5.2; P5.3; P5.4; P5.6.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development, other than works of demolition, shall commence until a schedule and sample of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
4. Notwithstanding details specified in the application submission, no public realm landscaping works shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.
5. Any trees or plants comprised within the 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.
6. Prior to the first occupation of the ground floor mixed Use Class A1 (Shop) to A3 (Restaurants and Cafes) and Use Class A1 (Shop) to A4 (Bars and Public Houses) units as detailed on drawing number P4.1a, a scheme for the installation of equipment to control the emission of fumes and smell from these premises shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to

the first occupation of these units. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

7. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. These times apply to work which is audible at the site boundary.
8. No development, including site clearance or demolition works, shall commence until a Construction Management Plan/Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highways authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Statement.

The Construction Management/Method Statement shall address the following matters:-

- (i) Details of a construction phasing program (including any pre-construction, demolition or enabling works);
  - (ii) Hours of construction operations including times of deliveries and removal of waste;
  - (iii) 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 area;
  - (iv) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
  - (v) Details of provisions for temporary public car parking during construction;
  - (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
  - (vii) Screening and hoarding details;
  - (viii) End of day tidying up procedures;
  - (ix) Construction and storage compounds (including areas designated for car parking);
  - (x) Siting and details of wheel washing facilities;
  - (xi) Cleaning of site entrances, site tracks and the adjacent public highway;
  - (xii) Disposal of surplus materials and;
  - (xiii) Post construction restoration/reinstatement of the working areas, reinstate construction access.
9. Prior to the first use of the gym hereby permitted the relevant access and car parking areas shall have been fully constructed, surfaced and permanently marked out. The car parking areas so provided shall be maintained and retained permanently and shall be used for no other purpose at any time.
  10. The development permitted by this planning permission shall be carried out in accordance with the letter Ref: 18021/QueenswayStevenage/PG, carried out

by GDP Limited dated 26/06/2018, and the following mitigation measures detailed within the drainage strategy:

1. Providing a minimum attenuation of 313m<sup>3</sup> to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
2. Implementing appropriate drainage strategy based on attenuation by using sub-base lined permeable pavement, attenuation tank and green roofs as indicated on drawing no. 18021-200 – Surface Water Drainage Strategy – General Arrangement dated 29/06/2018, and discharged into Thames Water surface water sewer system.
3. Limiting surface water discharge off the southern and eastern site at a maximum allowable discharge rate of 4.9 l/s for any rainfall event up to the 1 in 100 year plus 40% for climate change event.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied with the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

11. No development shall take place until the final design of the drainage scheme is completed and agreed by Thames Water and sent to the Local Planning Authority for written approval. The scheme shall also include:-
  - Confirmation on the final discharge rate for the whole site with contribution of each sub-catchment (western, eastern and southern) with figures supported by drainage calculations presented in a manner that the link can be made with specific locations on drawings.
  - Formal permission to continue using the existing connection to the public surface water sewer from the water company that must include figures;
  - Engineering details of all SuDS features should be provided in line with the SuDS Manual (CIRIA C-753).
12. Upon completion of the development a final management and maintenance plan must be supported by a full set of as-built drawings, a post construction location plan of the SuDS components cross-referenced with a maintenance diagram to secure the operation of the scheme throughout its lifetime.
13. No development, including site clearance or demolition works, shall commence until a scheme of dust control measures has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environmental Health Department and shall be adhered to throughout the construction period. Dust and airborne particulates from operations on site shall be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust.
14. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to first occupation of the development. Any external lighting shall accord with

the details so approved.

15. No development, including site clearance or demolition works, shall commence until a methodology for the screening or enclosure of plant and machinery to be used during the construction period shall be submitted to and approved by the Local Planning authority before works are commenced. The siting of plant and machinery shall be away from noise sensitive areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between works.
16. No development shall take place until a detailed Site Waste Management Plan (SWMP) to detail how waste materials generated as a result of the proposed demolition and/or construction methods shall be disposed of, and detail the level and type of soil to be imported to the site as part of the development has been submitted to and approved in writing by the Local Planning Authority.
17. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before the properties are occupied.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 19, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 20.
19. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation

objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

20. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.
21. Prior to the first occupation of the development hereby permitted the approved secure cycle parking areas and public cycle parking shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
22. Prior to the use of the development hereby permitted the approved refuse/recycle stores shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
23. No development, including site clearance or demolition works, shall commence until a detailed Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall detail and advise of the measures in accordance with the best practicable means to be used to minimise construction noise and vibration likely to affect adjacent residential premises. The approved Statement shall be adhered to throughout the construction period.

7 **18/00153/FPM - MBDA UK, SIX HILLS WAY, STEVENAGE**

The Committee considered an application for the erection of a two storey modular office building with associated boundary treatments, hard landscaping and services.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination of the application were its acceptability in land use policy terms; impact on visual amenity; impact on residential amenities; parking provision; means of access and highway safety; and impact on the environment and flood risk.

The Principal Planning Officer considered that, in principle, the proposed development would be acceptable within the established employment area of Gunnels Wood Road. Although the proposed development was of a sub-standard design in this visually important gateway site on Gunnels Wood Road, it was felt that, as a compromise, and in view of the commercial and business requirements of the applicant, a temporary permission should be granted. This would ensure that



there was not a permanent impact on the visual amenities on the area whilst allowing the applicant, in conjunction with the Council, to look to secure a comprehensive, high quality form of development on the application site in the longer term.

In terms of impact on residential amenity, the Principal Planning Officer explained that, due to the development's siting, position and separation distance to the nearest residential properties in Norton Green, the proposal would not harm the amenities of those properties. In addition, the proposed development, subject to conditions, would not prejudice the safety and operation of the highway network. Appropriate conditions were also recommended to control land contamination and flood risk mitigation measures.

In response to a Member's question, the Principal Planning Officer confirmed that the commencement of the proposed two year temporary permission would be on completion of the new modular building.

It was **RESOLVED**:

That temporary planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
919 A000 B; 919 A001 B; 919 A002 K; 919 A010 B; 919 A020 B; 919 A040; 919 CM01-01; S170283-111B; S170283-112B; S170283-311A; P2484-01-01 C; P2484-04 C; P2484-08-01 C; P2484-08-02 B; P2484-09-01 A; P2484-09-02 A.
2. Following a period 2 years from the completion of the development, in which confirmation of completion of the development shall be submitted to the Local Planning Authority in writing, the building hereby permitted shall be removed and the land restored to its former condition in accordance with a scheme of works to be submitted to and approved in writing by the Local Planning Authority.
3. The proposed development hereby permitted shall be constructed in accordance with the details as specified in the application submission unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to the first use of the modular offices hereby permitted, the proposed secure cycle parking area as detailed on drawing numbers 919L A 010 B and 919 L 002 J shall be erected and thereafter retained during the lifetime of the development and shall not be used for any other purpose.
5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of this condition which are as follows:-

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems.

Where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

6. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
7. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
8. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours. The hours specified relate to works which are audible at the site boundary.
9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy Rev. A dated 20/04/2018, produced by AVIE Consulting Ltd, and in accordance with the Drawing No. P2484-01-01 Rev C – Proposed drainage layout, date 20.04.2018, and the following mitigation measures detailed within the FRA:
  1. Limiting the surface water run off generated by the critical storm events so that it will not exceed the greenfield run off rate during the 1 in 100 year

event plus 30% climate change event.

2. Providing storage to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + climate change event of total storage volume in underground cellular attenuation tank.
3. Discharge of surface water from the private drain at greenfield run off rate into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

10. The surface water drainage strategy hereby permitted shall be managed and maintained in accordance with the "Attenuation Management Plan for Building 1400 MBDA Systems" prepared by Elliott dated 18 May 2018 (document reference: S170283 Rev A – 18/05/18).
11. The security fencing which will enclose the modular office building shall be constructed in accordance with approved drawing 919L A 040 and retained for the duration of the building being in place.
12. Prior to the first use of the development hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the lighting improvements to be proposed to the underpass to Six Hills Way which adjoins the application site. The lighting details and any maintenance shall be carried out in accordance with the approved scheme.
13. All hard surfacing comprised in the approved details of landscaping shall be carried out within three months of the first occupation of the building(s) or the completion of the development, whichever is the sooner.
14. Prior to the commencement of the development, a Construction Management Plan shall be 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 statement. The Construction Management Plan/Method Statement shall address the following matters:-
  - (i) Details of a construction phasing programme (including any pre-construction, demolition or enabling works);
  - (ii) Hours of construction operations including times of deliveries and removal of waste;
  - (iii) Site set up and general arrangements for storing plan including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;

- (iv) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- (v) Details of provisions for temporary car parking during construction;
- (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (vii) Screening and hoarding details;
- (viii) End of day tidying procedures;
- (ix) Construction and storage compounds (including areas designated for car parking);
- (x) Siting and details of wheel washing facilities;
- (xi) Cleaning of site entrances, site tracks and the adjacent public highway, and
- (xii) Disposal of surplus materials.

8 **18/00000/ENF - 4 OAKDELL, STEVENAGE**

The Committee considered a report seeking authorisation to serve an enforcement notice requiring the removal of the timber bridge structure and to reinstate the land where necessary to its original state, and re-instate the fencing along the boundary of the residential curtilage.

The Development Manager advised that, should the Committee approve the recommended enforcement action, the period for compliance would be within six months of the date of the issue of any Enforcement Notice.

It was **RESOLVED:**

1. That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation, and subject to an appointed solicitor by the Council being satisfied as to the evidence, requiring the removal of the timber bridge structure and to reinstate the land where necessary to its original state, and re-instate the fencing along the rear boundary of the residential curtilage. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
2. That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary, including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.
3. That in the event of any appeal against the Enforcement Notice, the Assistant

Director of Planning and Regulation be authorised to take any action required to defend the Enforcement Notice and any appeal against the refusal of planning permission.

9 **18/00000/ENF - BRICKDALE HOUSE, SWINGATE, STEVENAGE**

The Committee considered a report seeking authorisation to serve an enforcement notice requiring the removal of the unauthorised refuse store.

The Development Manager advised that, should the Committee approve the recommended enforcement action, the period for compliance would be within three months of the date of the issue of any Enforcement Notice.

It was **RESOLVED**:

1. That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation, and subject to an appointed solicitor by the Council being satisfied as to the evidence, requiring the removal of the unauthorised refuse store. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
2. That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary, including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.
3. That in the event of any appeal against the Enforcement Notice, the Assistant Director of Planning and Regulation be authorised to take any action required to defend the Enforcement Notice.

10 **COMMUNITY INFRASTRUCTURE LEVY**

The Planning Policy Manager gave a presentation updating Members on the next steps regarding the Community Infrastructure Levy (CIL).

The Planning Policy Manager advised that CIL had been introduced by the Planning Act 2008 and would be a £ per square metre charge on new floorspace to help fund infrastructure required to support growth. It would be applicable on all developments of at least 1 dwelling or that created over 100m<sup>2</sup> gain in floorspace were required to pay CIL (subject to some exceptions). CIL replaced Section 106 agreements in part, but some Section 106 contributions would still be required.

The Planning Policy Manager stated that CIL would not be subject to Section 106 pooling restrictions, meaning that there would be more flexibility on how the money was spent. It was hoped that CIL would help to reduce the existing infrastructure funding gap of £89.4m.

The Committee noted that, subject to approval by the Executive, consultation on the CIL Preliminary Draft Charging Schedule and Draft Charging Schedule (DCS) would take place over the coming months. The DCS would need to be subject to an

Examination in Public, prior to its final adoption by Council (anticipated to be in Mid 2019).

In reply to a Member's question regarding the County Council's involvement in CIL, the Planning Policy Manager confirmed that it would be entirely up to SBC as to how the CIL money was spent.

It was **RESOLVED** that the presentation and update be noted.

11 **INFORMATION REPORT - DELEGATED DECISIONS**

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

12 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

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

13 **URGENT PART I BUSINESS**

None.

14 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

15 **URGENT PART II BUSINESS**

None.

**CHAIR**