

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Wednesday, 18 August 2021

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Simon Speller (Chair), Maureen McKay (Vice-Chair), Myla Arceno, Adrian Brown, Teresa Callaghan, Matt Creasey, Michael Downing, Jody Hanafin, Mrs Joan Lloyd, Adam Mitchell CC, Graham Snell and Tom Wren

Start / End Time: Start Time: 6.30 pm
End Time: 9.56 pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received from Councillor Doug Bainbridge.

Councillor Jody Hanafin declared an interest on the Item 4 (21/00627/FPM Marshgate Car Park) of the agenda, for personal reasons she would not take part in the debate and not vote on the item.

2 MINUTES - 13 JULY 2021

It was **RESOLVED** that the minutes of the Planning and Development Committee meeting held on Tuesday 13 July 2021 be approved as a correct record and signed by the Chair.

3 21/00765/PATELE - COREYS MILL LANE, STEVENAGE, HERTFORDSHIRE, SG1 4FG

Application	21/00765/PATELE
Location	Coreys Mill Lane, Stevenage, Hertfordshire SG1 4FG
Proposal	Proposed 20.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.
Applicant	CK Hutchison Networks (UK) Ltd
Recommendation	Prior approval is not required

The Development Manager explained the procedures for making a decision on an application with prior approval. The regulations regarding prior approval were set by the Central Government. In term of the proposed application seeking prior approval for a 20.0m high monopole and its associated equipment, there were key issues for the Committee to consider for making a decision, such as the siting and appearance

of the monopole, and comments from residents could also be considered within the regulations set by the Central Government.

The Senior Planning Officer presented the application seeking permission for a 20.0m monopole and the associated ancillary works. During the presentation the Senior Planning Officer displayed map, plans and photographs to demonstrate the location and character of the site.

The application was located on the highway verge on the southern of Coreys Mill Lane, near its junction with North Road. To the south and east of the site were residential properties, and the Lister Hospital was on the northern side.

The Senior Planning Officer explained that the social and economic benefits of the proposed application would outweigh any potential adverse impact.

The key issues in the determination of the application were outlined in the officer report.

The Council had received 38 objections, these were all summarised within the officer report on pages 12-14.

Registered speaker James Silsby spoke in opposition to the application. Mr Silby raised substantive concerns regarding the siting and position of the proposed mast in terms of impact on the area and on local residents. In addition, Mr Silby advised the Committee that there were more appropriate locations for the mast to be sited such as on the car park at Lister Hospital.

Councillor Philip Bibby spoke as a local ward member of the Council; both speakers answered a series of questions. Councillor Bibby raised concern about the location of the site; he explained that the County Council was looking for a planned cycleway between Old Town and the development to the North of Stevenage along with a new signalised junction at North Road and Coreys Mill Lane. The project was currently in its consultation period; therefore, it was inappropriate for the time being to facilitate the monopole at this location.

Members debated the application, taking into account the officer report, statements from the registered speaker and the community advocate. Members raised concerns about the siting and appearance of the monopole, and its associated equipment that would likely cause harm to the existing skyline and natural vegetation. Concerns were also raised about surrounding trees around the site.

In response to a question from a Member, the Senior Planning Officer clarified that the Council had 8 weeks to decide upon the receipt of the application under the current planning regulations, also could not deferred the application, as time would run out for the next Committee meeting. Therefore, it could not be delayed until clarity being provided for the cycleway project.

The Committee was adjourned at 7.35 pm, and re-convened at 7.52 pm.

Members determined that, notwithstanding the recommendation of officers, the

application failed to fully evidence the case being made for the siting and appearance of the monopole in the proposed location.

Vote:

7 Votes For

5 Votes against

0 Abstentions

It was **RESOLVED** that application 21/00765/PATELE be refused prior approval for the following reasons:

1. The proposed siting, design, form and dimension of the proposed 20m high monopole and associated equipment would cause substantive harm to the existing skyline when viewed from any side and where viewed from nearby residential properties on Whitney Drive and North Road. The proposal would also be seen as incongruous to the detriment of the character and appearance of the area. Consequently, it is considered by the Local Planning Authority that there would be more appropriate locations to site the proposed 20m high monopole and associated equipment where it does not cause harm to the skyline or to the character and appearance of the area. The proposal is therefore, contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019) and the NPPF (2021).
2. The proposed siting of the 20m high monopole and associated equipment would cause significant harm to natural vegetation which is located in close proximity to the proposed mast and associated equipment. Consequently, it is considered by the Local Planning Authority that there would be more appropriate locations to site the proposed 20m high monopole and associated equipment where it does not cause significant harm to nearby natural vegetation. The proposal is therefore, contrary to Policies SP12 and NH5 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019) and the NPPF (2021).

4

21/00627/FPM - MARSHGATE CAR PARK, ST GEORGE'S WAY, STEVENAGE

Application	21/00627/FPM
Location	Marshgate Car Park, St George's Way, Stevenage
Proposal	Construction of new part 4 storey, part 5 storey Biopharma laboratory and workspace facility (Use Class E), public car park and wider public realm improvement works.
Applicant	Reef Estates Limited
Recommendation	Grant Planning Permission

The Principal Planning Officer provided an update to the Planning Committee. She advised that the plans detailed in the report do not contain the revision numbers of the relevant plans. As such, the Principal Planning Officer advised the Committee that the Recommendation in the report be amended so that the final details of the conditions, including any associated amendments to the conditions listed, be delegated to the Assistant Director of Planning and Regulation.

The Principal Planning Officer presented the application seeking permission for the erection of a part four/five storey Biopharma laboratory, workspace facility, public car park and wider public realm improvement. During the presentation, she displayed map, plans and photographs to demonstrate the location and character of the site.

The Principal Planning Officer explained that the proposal was acceptable for the wider Town Centre Regeneration Programme. Stevenage Centre Framework was adopted in 2015, which aimed to support the regeneration of the Town Centre for the next 30 years. The proposed application would support the Stevenage Centre Framework objectives.

The Council had received representations from the residents, which had been summarised in the officer report on pages 23-24.

Registered speaker Chris Gray spoke in support of the application. He highlighted the economic benefits of the project including the employment of an additional 200 people and safeguarding 150 already employed. He mentioned that Stevenage would also become the first CAR-t cell Therapy Centre.

The Principal Planning Officer advised Members that the proposal was not in conflict with the Local Plan Policy aspiration for the Marshgate part of the Town Centre. The proposal would also help the Town Centre regeneration in terms of investment, and would bring in people to the Town Centre which would help the day time and evening economy. There were no significant planning constraints associated with the site. The site was also within the flood Zone 1 meaning that there was a low probability of the flooding.

The key issues in the determination of the application were outlined in the Officer report.

The Principal Planning Officer explained that the proposed site was rectangular in shape and surrounded on three sides by development. To the south was a 6 storey mixed use development with use Class E at ground floor level and residential flats above. To the west was a mixed use six storey development known as Queensway. Adjoining this to the north was a further six storey residential flatted development. To the north of the application site was a three storey building with use Class E retail at ground floor level, including the Job Centre with ancillary office space above.

Members debated the application, taking into account the presentation from the Principal Planning Officer, the Officer report and the statement from the registered speaker. The key issues for Members consideration were changes in the layout of the St George's way, loss of disabled car park spaces and the site's operation hours.

In response to a question from a Member, the Principal Planning Officer informed Members that the site once completed would be in operation 24 hours, She also clarified that the County Council as a highway authority were satisfied.

The Development Manager explained that the current application site was for the re-development in the Local Plan, and there would be enough disabled car park spaces available.

It was **RESOLVED** (Noting that Councillor Jody Hannafin did not take part in the vote for personal reasons and as agreed with the Chairman of the Planning and Development Committee) that planning permission be granted, subject to the conditions as per the recommendations set out in the report with any amendments to these conditions be delegated to the Assistant Director of Planning and Regulation.

That planning permission be GRANTED subject to the applicant having first entered into a unilateral undertaking to secure/provide contributions towards:-

- Street Development Agreement and s278 Agreement (covering the public realm improvements to Marshgate and St George's Way outside of the red line area)
- Travel Plan monitoring fee
- Local Employment and Apprenticeships
- Relocation of air quality monitoring station

The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor.

The proposal be subject to the following conditions:-

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: ST.MR.000; ST.MR.100; ST.MR.1000; ST.MR.1001; ST.MR.200.1; ST.MR.200.2; ST.MR.200.3; ST.MR.200.4; ST.MR.200.5; ST.MR.200.6; ST.MR.200.7; ST.MR.300.1; ST.MR.300.2; ST.MR.300.3; ST.MR.300.4; LL677-000-0001 REASON:- For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The Construction Phase Health and Safety Plan, Traffic Management Plan

and Waste Management Plan by Merit as approved shall be adhered to during the construction phase of the development.

REASON:- To minimise construction vehicles and to maintain the amenity of the local area.

4. The building works required to implement this permission shall be carried out only between the following times: 0730 to 1800 Mondays to Fridays 0800 to 1300 Saturdays And not at all on Sundays and Bank Holidays. The hours specified relate to activities which are audible at the site boundary.

REASON:- To satisfactorily protect the residential amenities of nearby occupiers and the operation of adjoining businesses.

5. The development hereby permitted shall be completed in accordance with the external materials specified within the Design and Access Statement by UrbanR submitted as approved or any alternatives to be submitted to and approved by the Local Planning Authority.

REASON:- To ensure a satisfactory appearance for the development.

6. The use of the building hereby approved shall be limited to Schedule 2, Part A, Class E (g) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 relating to office, research and development of product or processes and industrial processes and shall be used for no other purposes.

REASON:- To prevent the unrestricted change of use to retail (Class E (a)) without paying the required CIL charge under the Council's adopted Community Infrastructure Levy Charging Schedule.

7. All hard and soft landscaping shall be carried out in accordance with the approved details as set out in general arrangement drawing number LL677-000-0001 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.

REASON:- To ensure a satisfactory appearance for the development.

8. No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority details of all new planting to take place including species, size and method of planting.

REASON:- To ensure a satisfactory appearance for the development.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development.

REASON:- To ensure a satisfactory appearance for the development.

10. All hard surfacing and public car parking spaces comprised in the approved details of landscaping shall be carried out within 6 months of the completion of the development.

REASON:- To ensure a satisfactory appearance for the development.

11. 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 Page 47 - 28 - 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.

REASON:- To ensure a satisfactory appearance for the development.

12. The measures to address adaptation to climate change as set out within the Design and Access Statement by UrbanR and achieve minimum BREEAM Excellent shall be implemented and permanently maintained in accordance with the approved details.

REASON:- To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

13. No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority details of the proposed external lighting strategy for the approved development.

REASON:- To ensure a satisfactory appearance for the development and to protect the residential amenity of existing residents.

14. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy Report prepared by Norder Design Associates Ltd reference 8719-NDA-XX-XX-RP-D-8301 revision R3 dated July 2021 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 surface water run-off rate of 10 l/s during the 1 in 100 year event plus 40% 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 providing a minimum of 168 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin and swale. 3. Discharge of surface water from the private drain into the Thames Water surface water sewer. 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.

REASON:- To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

15. No development of any drainage works shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, 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 1 in 100 year + climate change critical storm 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. 1. Exploration of further measures to discharge at greenfield runoff rates or as close as is practicable. 2. Confirmation of access road drainage details. 3. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs. 4. Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times no greater than 24 hours. 5. Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm. 6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON:- To prevent the increased risk of flooding, both on and off site.

16. Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: 1. Provision of complete set of as built drawings for site drainage. 2. Maintenance and operational activities. 3. Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.

REASON:- To prevent the increased risk of flooding, both on and off site.

17. If, during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until a Remediation Strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority in conjunction with Affinity Water. The remediation strategy shall be implemented as approved with a robust pre and post monitoring plan to

determine its effectiveness.

REASON:- To ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water.

18. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON:- The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

19. The Travel Plan as submitted with this planning application shall be implemented, monitored and reviewed in accordance with the agreed travel plan targets to the satisfaction of the Local Planning Authority in consultation with Hertfordshire County Council as Highways Authority.

REASON:- In order to deliver sustainable transport objectives including a reduction in car journeys and increased use of public transport, walking and cycling.

20. All private car parking spaces shown on drawing number ST.MR.100 shall be provided, marked out and hard surfaced ready for use prior to the first occupation of the laboratory building and shall be retained in that form and kept available for those purposes thereafter.

REASON:- To ensure that adequate parking and servicing facilities are available within the site and that there is no detriment to the safety of adjoining highways.

21. Prior to the first occupation of the development hereby permitted the existing carpark vehicular exit as defined on the approved drawing number ST.MR.200.1 shall be stopped up and the footway reinstated. The highway works shall include the upgrading of the existing informal pedestrian crossing points, complete with tactiling that is located at the entrance to Marshgate, which is to be provided in order to improve pedestrian access to The Forum. All work shall be constructed to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

REASON:- To ensure satisfactory access into the site and avoid carriage of

extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

22. Prior to first occupation of the laboratory building, a noise report detailing noise mitigation measures shall be submitted for approval to the Local Planning Authority. The Report shall be based on the measures identified in "Marshgate Life Science, Stevenage, Planning Noise Report" Report reference 21199-R01-B, dated 3 June 2021 by Sandy Brown Ltd. Following approval, the measures shall be maintained thereafter.

REASON:- To protect the residential amenity of existing residents.

23. The noise control measures detailed in Section 7.3 of "Marshgate Life Science, Stevenage, Planning Noise Report" Report reference 21199-R01-B, dated 3 June 2021 by Sandy Brown Ltd shall be implemented for the operational phase of the development.

REASON:- To protect the residential amenity of existing residents.

24. The recommended ecological and nature conservation enhancements set out within the Ecological Appraisal Report by SLR dated May 2021 shall be implemented and permanently maintained in accordance with the approved details.

REASON:- To provide a net gain in biodiversity.

25. No loading, unloading, deliveries or collections shall take place other than between the hours of 08.00 hours and 18.00 hours Mondays to Saturdays nor at any time on Sundays, Public or Bank Holidays apart from small vehicles less than 7.5 Ton.

REASON:- To protect the residential amenity of existing residents.

5 INFORMATION REPORT - DELEGATED DECISIONS

Noted.

6 INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

Noted.

7 URGENT PART I BUSINESS

None.

8 EXCLUSION OF THE PRESS AND PUBLIC

Not required.

9 **URGENT PART II BUSINESS**

None.

CHAIR