

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

Date: Tuesday, 31 October 2017

Time: 6.30 pm

Place: Council Chamber - Council Chamber

**Present:** Councillors: David Cullen (Chair), Michael Downing (Vice-Chair), Lloyd Briscoe, Rob Broom, Laurie Chester, James Fraser, Michelle Gardner, Liz Harrington, Graham Lawrence, John Lloyd, Andy McGuinness, Maureen McKay and Margaret Notley

**Start / End Time:** Start Time: 6.30 pm  
End Time: 7.40 pm

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

Apologies were submitted on behalf of Councillor Doug Bainbridge.

**2. MINUTES - 5 SEPTEMBER 2017**

It was **RESOLVED** that the minutes of the Planning and Development Committee held on 5 September are approved as a correct record and signed by the Chair.

**3. APPLICATION 17/00653/FP ALMONDS LANE CEMETERY, ALMONDS LANE, STEVENAGE**

The Committee considered an application for the change of use of public amenity land to woodland burial site.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Senior Planning Officer gave an introduction to the Committee. He advised that the application sought planning permission for an extension of the existing cemetery onto the application site and would provide a new woodland burial site. The application did not propose any new buildings and would utilise the existing cemetery facilities. In addition, the proposal would comprise of an internal pathway through the site which would connect to the existing internal footpath connections with Almond Lane Cemetery.

The Senior Planning Officer gave an oral and visual presentation to the Planning Committee. It was advised that the development would not have a detrimental impact on the structural open space or designated Green Link. In addition, the Officer advised the committee that the proposal would not have a detrimental impact on the character and appearance of the area and the amenities of nearby residential properties. The Senior Planning Officer also explained to members that the proposal

would not prejudice highway safety, would not be susceptible to flooding issues and the development does not consist of or include the removal of any trees. Members were also advised that the proposal would also utilise mature planting in order to soften the appearance of the proposed boundary treatment and for the development to assimilate itself with the existing cemetery.

In relation to concerns relating to the water table and potential public health risk, the Committee was advised that the Environment Agency had been consulted and considered that the proposed development would be acceptable subject to the inclusion of a condition regarding the burials which would ensure that all ground water would be protected and as such, would be no risk to the wider environment.

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:  
Site Location Plan; Proposed Site Layout
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place, including site clearance, until full details of the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development the boundary treatment shall be erected as approved and shall thereafter be permanently retained and maintained.
4. No development shall take place, including site clearance, until details of the hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme shall, as approved, be carried out in the first planting season. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary to continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.
5. The hard landscaping scheme as approved by the Local Planning Authority shall be implemented within six months after the first use of the development hereby permitted has commenced.
6. 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. These times apply to work, which is audible at the site boundary.
7. All burials at the cemetery shall be:-

- A minimum of 50m from a potable groundwater supply source;
- A minimum of 30m from a water course or spring;
- A minimum of 10m distance from field drains;
- No burial into standing water and the base of the grave must be above the local water table.

**4. 17/00568/FP - 76 HOPTON ROAD, STEVENAGE**

The Committee considered an application for the Change of use of public amenity land to private residential land.

The Principal Planning Officer gave an introduction to the Committee. The Committee noted that the application was for the change of use of the land and the erection of 1.8m high fencing to form an area of additional rear garden space.

The Chair then invited Mrs Gilbert, owner of no 74 Hopton Road, objector, to address the Committee. Mrs Gilbert's representations related to the fact that they had been unable to purchase the area of land as part of a previous application. She also advised the Committee that there would be an impact on their own boundary fencing and requested that the Committee consider this as part of their deliberations.

The Chair thanked Mrs Gilbert and invited the Principal Planning Officer to continue.

The Principal Planning Officer then gave an oral and visual presentation and advised the Committee that the issue of boundary treatment between the two properties at no 74 and no 76 Hopton Road was a civil matter and should not impact on the consideration of the application. Officers advised that it was considered that the application would not be detrimental to the character and appearance of the area.

It was **RESOLVED:**

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: Site location plan.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The approved area of land, shown red on the approved site location plan shall be enclosed by timber fencing no higher than 1.8m in height unless otherwise agreed in writing by the Local Planning Authority.

**5. 17/00094/FP - LAND AT REAR OF 15 BEDWELL CRESCENT, STEVENAGE**

The Committee considered an application for the erection of 1no. two bedroom dwelling; erection of a part two storey, part single storey rear extension and a single storey front and side extension to existing dwelling; and change of use from public amenity land to residential.

The Principal Planning Officer gave an oral and visual presentation to the Committee.

The Committee was advised that the application sought planning permission for the erection of a two bedroom detached dwelling which would be constructed immediately to the side of the existing property. This would require the demolition of the existing single storey side projection and would require the change of use of existing public amenity land to provide access to the front of the property.

Following concerns from Members regarding the removal of the Maple tree to the front of the property, officers advised that they had consulted the Council's Arboricultural Manager who had advised that although he was not keen on seeing the Maple tree removed, he believed that re-planting with an instant size Silver Birch would be a good compromise. In relation to the two Acer trees to the rear/side of the property it was recommended that the size be reduced to minimise the impact on the development.

Officers advised that it was considered that the proposal would have an acceptable impact on the character and appearance of the area and would not unduly harm the amenity of the occupier of the neighbouring property. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of car parking for the proposed new dwelling.

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 plan: 2012/23/01RevB
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the dwelling and extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development 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 scheme shall also include a schedule of works for the trees on the boundaries of the application site. 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. 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.
7. If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The local planning authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

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 within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

8. No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
9. No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
10. Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.

11. Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the new dwelling is occupied.
12. The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
13. The access shall be 4.5m wide.
14. The access shall be constructed in a hard surfacing material for the first 4.8m from the back edge of the footway.

**6. 17/00549/FPM - FUJITSU SERVICES, CAVENDISH ROAD, STEVENAGE**

The Committee considered an application for a single storey extension to the existing Fujitsu Data Centre. The application comes before the planning committee for consideration as it is a major application.

The proposed building would measure approximately 21.20m in length and span 66.90m in width with a floor area of approximately 1,384 sq.m. In terms of height, the proposed building, as measured from finished ground floor level, would be approximately 4.1m. The structure would be located adjacent to the existing data hall which would be connected via a bridge walkway and positioned 18.88m from Cavendish Road.

The Council's Environmental Health Section had advised that as there was some contamination of the site, the applicant would need to undertake an assessment to find the extent of the contamination and to advise on any mitigation measures. Given the nature of the development, they may choose to leave this in situ but this will need to set out in their assessment.

Officers reported that it was considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. Furthermore, the proposed development would not have a detrimental impact on the character and appearance of the site and the visual amenities of the wider area. The proposed development would not harm the amenities of residential properties nor prejudice the safety and operation of the highway network as there would be sufficient off-street parking following the implementation of the development. Further to this, the proposed development, subject to an appropriate condition, would have adequate sustainable drainage scheme which would ensure that surface water run-off is managed on the site and does not overload the existing mains sewer or cause flooding related issues. Finally, it was not considered that there would be any significant risks from contamination on the site

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:  
  
0453 FTS STE10b – 1003 T02; 0453 FTS STE10b – 1102 T01; 0453 FTS STE10b – 1110 T01; 0453 FTS STE10b – 1120 T03; 0453 FTS STE10b – 1121 T03; 0453 FTS STE 10b – 1122 T03; 0453 FTS STE10b – 1126 T03; 0453 FTS STE10b – 1140 T04; 0453 FTS STE10b – 1150 T04; 0453 FTS STE10b – 1151 T02; 0453 FTS STE10b – 1152 T01; 0453 FTS STE10b – 1153 T01; C170614-400 P1; C170614 – 202 P1; C160714 – 204; 0453 FTS STE10b – 2111 – PL T01.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The external surfaces of the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1140 T04 and 0453 FTS STE10b – 1151 T02.
4. The security fencing to secure and to enclose the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1003 T02 and 0453 FTS STE10b – 1151 T02.
5. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, 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.
6. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report Version 2, dated 21<sup>st</sup> September 2017 prepared by Pinnacle Consulting Engineers by providing a minimum of additional attenuation storage of 19m<sup>3</sup> and a maximum discharge rate of 110 L/s at 1 in 100 year rainfall event plus 30% for climate change.
7. Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on drawing number 0453 FTS STE10b – 1102 T01 shall be surfaced and marked out in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted.
8. Prior to first occupation of the development hereby permitted details of a maintenance and adoption plan for the underground surface water attenuation system shall be submitted to and approved in writing by the Local Planning Authority. The maintenance and adoption plan for the underground surface water attenuation system shall thereafter be carried out in accordance with the approved details and carried out during the lifetime of the development.

9. All soft landscaping works shall be carried out in accordance with the approved details set out in drawing number 0453 FTS STE10b – 2111 – PL T01 and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice.
10. Any trees or plants 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.
11. No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.
12. The Construction Management Plan prepared by Structure One Mission Critical dated 29/09/2017 and the Site Construction Compound detailed under drawing number C170614-400 P1 shall be implemented in accordance with the approved details and maintained for the duration of the demolition and construction phase of the development.
13. 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 14, 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 15.
14. 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.
15. The approved remediation scheme must be carried out in accordance with its terms before the recommencement 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.

**7. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

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

**8. INFORMATION REPORT - DELEGATED DECISIONS**

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

**9. URGENT PART I BUSINESS**

None

**10. EXCLUSION OF THE PRESS AND PUBLIC**

Not required

**11. URGENT PART II BUSINESS**

None

**CHAIR**