



PLANNING AND DEVELOPMENT COMMITTEE

2 NOVEMBER 2021

SUPPLEMENTARY AGENDA

PART I

**6. 21/00367/COND - LAND AT SIX HILLS HOUSE, LONDON ROAD,
STEVENAGE**

To consider the discharge of conditions 11 (Construction Method Statement) and 18 (Site Waste Management) attached to planning permission references 16/00482/FPM and 20/00624/FPM.

ADDENDUM REPORT – Pages 3 - 6

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Planning Committee Supplemental Agenda

Meeting date	2 November 2021
Officer	James Chettleburgh
Agenda Item	Six Hills House, London Road, Stevenage
Proposal	Discharge of condition 11 (Construction Method Statement) and 18 (Site Waste Management) attached to planning permission reference 16/00482/FPM.
Reference	21/00367/COND
ADDENDUM INFORMATION	

The Planning Committee is requested to note the following amendments and updates to the committee report.

Consultee Comments (HCC Archaeology) – Comments received 29 October 2021

Regarding your comment below, as you say Historic England do not object. This is because their advice pertains to the impact on and setting of the Scheduled Monument ONLY and not to any other impacts this proposal may have. There may be an impact on non-designated heritage assets or currently unknown heritage assets, but these are not issues that Historic England normally comment on.

Further to my meeting with the applicant’s archaeological consultants, Icení, which Historic England also attended we received an archaeological WSI (attached). The document noted our meeting (1.7), however, it described Icení’s proposal but did not discuss either ours or Historic England’s comments, nor what was agreed.

HCC Archaeology understood that archaeological investigations would be carried out to confirm the presence of any archaeological remains and if so their significance and the likely impact of the proposal on them. Also HCC Archaeology have not received any information about sites where the proposed protection measures have been undertaken in the past and their success or otherwise.

Therefore, we do not currently possess sufficient information to advise you.

(Additional information provided by the applicant in response to HCC Archaeology)

Details of the improved protective measures were provided 3 months ago on the 2nd August for comment, and on the 11th August followed up with a draft WSI for them to review. It was not clear in the meeting with HCC Archaeology that they were insistent on trial pits. The applicants Archaeology Consultant advise that they reviewed alternatives which included

raising the ground and hard plastic panels. This led to improved protective measures being prepared in which only Historic England provided comments.

The applicants Archaeological Consultation have reviewed the recent correspondence from HCC Archaeology and advise that they cannot see how there would be any below ground impact with the protective measures they are looking to put in place. Advice was also sought from the project engineers on the appropriate materials to raise the ground and spread the vehicle weight and advised on the use of more robust panels. As such, the consultants do not consider there will be below ground impact.

Update to officer recommendation

Given the late comments received from HCC Archaeology and being the only outstanding issue to be resolved, it is recommended that delegated powers be given to the Assistant Director of Planning and Regulation in conjunction with the Chairman of the Planning and Development Committee. This will allow for further discussions to take place between the applicant and HCC Archaeology in order to reach an agreed position on the mitigation measures relating to archaeology before any decision is issued by the Council as Local Planning Authority.

Meeting date	2 November 2021
Officer	Rebecca Elliott
Agenda Item	Land West of North Road, Stevenage
Proposal	Development for use classes E(g) iii, B2, B8 and associated works to include servicing, landscaping, means of enclosure and associated works.
Reference	21/00529/FPM
ADDENDUM INFORMATION	

The Planning Committee is requested to note the following amendments and updates to the committee report.

Highways England comments –

Provided under separate cover of late letters document.

Iceni response to HE comments –

Provided under separate cover of late letters document.

Update to officer recommendation -

Given the comments provided on behalf of Highways England following a holding direction until 19 November 2021, Officer's professional opinion is that sufficient modelling and trip generation as requested by HE was undertaken as part of the Local Plan process for

allocating sites EC1/4 and HO3, as well as the full assessment of the HO3 site application which included the allocated employment site of up to 20,000 square metres.

We are awaiting a response from HE following Icení's response. However, the local highway authority is satisfied that the assessments carried out for the junction and both EC1/4 and HO3 sites have adequately covered the information being requested and that the junction is acceptable and the proposal (subject to mitigation measures) will not cause undue harm to the local highway network.

Environmental Health Consultant –

Following assessment of the lighting report submitted the proposed details are considered acceptable.

Update to officer recommendation –

The respective lighting condition imposed ensures accordance with the agreed details.

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