



PLANNING AND DEVELOPMENT COMMITTEE

9 September 2025

SUPPLEMENTARY AGENDA

PART 1

3. 25/00413/FPM - FORMER KODAK SITE, BESSEMER DRIVE

To consider the erection of 1no. detached industrial building with flexible use classes Eg(iii) and B8 uses, and 2no. semi-detached industrial buildings with flexible use classes Eg(iii), B2 and B8 uses with ancillary offices (for a total area of 11,093m2 GIA), and supporting car/cycle parking, landscaping and service yards.

3 – 4

4. 25/00424/FPM - STEVENAGE SWIMMING CENTRE, ST GEORGES WAY

To consider the demolition of existing Swimming Centre and erection of new sports and leisure centre with associated parking, landscaping and access.

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Planning Committee Supplemental Agenda

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| Meeting date | 9 th September 2025 |
| Officer | Rebecca Elliott |
| Agenda Item | Item 3 |
| Proposal | Erection of 1no. detached industrial building with flexible use classes Eg(iii) and B8 uses, and 2no. semi-detached industrial buildings with flexible use classes Eg(iii), B2 and B8 uses with ancillary offices (for a total area of 11,093m ² GIA), and supporting car/cycle parking, landscaping and service yards. |
| Reference | 25/00413/FPM |
| ADDENDUM INFORMATION | |

Condition 13 Noise –

The applicant's advised that their acoustician raised concerns that the wording of the condition was ambiguous and therefore difficult to demonstrate compliance. They have suggested the following wording which officers are satisfied will still ensure the condition will allow compliance and mitigate against noise as required.

Condition 13 – Proposed wording

The operational noise levels from all activities within the site shall not exceed a rated noise level 0 dB LAeq below measured background noise levels at the façade of any residential dwelling; as measured in accordance the principles outlined in BS 4142:2014+A1:2019 'Methods for Rating and Assessing Industrial and Commercial Sound', at any time. All external plant shall thereafter be retained, operated, and maintained in accordance with manufacturers' specifications.

REASON: *In the interests of the amenities of nearby existing residential occupiers in accordance with Local Plan Policy FP7*

Highways Strand 2 Contribution –

Notwithstanding the information in the report on pages 27 and 34 relating to Strand 2 Highways contributions, following further dialogue with Highways, officers' and the applicant are querying the works being sought from the financial contribution, given the approved foot/cycleway works agreed under the West of Stevenage application.

The final figure and requirements of the Strand 2 works will be subject to agreement by the Assistant Director of Planning and Regulation, as well as the Chair of the Planning and Development Committee further to said negotiations.

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Planning Committee Supplemental Agenda

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| Meeting date | 9 th September 2025 |
| Officer | Rebecca Elliott |
| Agenda Item | Item 4 |
| Proposal | Demolition of existing Swimming Centre and erection of new sports and leisure centre with associated parking, landscaping and access. |
| Reference | 25/00424/FPM |
| ADDENDUM INFORMATION | |

Approved drawings

Following further discussions with SDS and the Green Spaces Officer, revised (in red) and new (in blue) plans have been submitted in respect of landscaping. These are within the presentation, but were provided after the committee report was published.

For the avoidance of doubt, condition 1 relating to approved conditions shall now read –

The development hereby permitted shall be carried out in accordance with the following approved plans:

SSLH-FBA-01-ZZ-D-A-0163 Rev P01; SSLH-FBA-01-ZZ-D-A-0164 Rev P01; SSLH-FBA-01-ZZ-D-A-0140 Rev P01; SSLH-FBA-01-ZZ-D-A-0142 Rev P01; SSLH-FBA-01-ZZ-D-A-0141 Rev P01; SSLH-FBA-01-ZZ-D-A-0143 Rev P01; FB-SK-4036-250519-AS-001; SSLH-FBA-01-ZZ-D-A-0110 Rev P01; SSLH-FBA-01-ZZ-D-A-0111 Rev P01; SSLH-FBA-01-ZZ-D-A-0112 Rev P01; SSLH-FBA-01-ZZ-D-A-0113 Rev P01; SSLH-FBA-01-ZZ-D-A-0119 Rev P01; SSLH-FBA-01-ZZ-D-A-0114 Rev P01; SSLH-FBA-01-ZZ-D-A-0150 Rev P01; SSLH-FBA-01-ZZ-D-A-0151 Rev P01; SSLH-FBA-01-ZZ-D-A-0152 Rev P01; SSLH-FBA-01-ZZ-D-A-0153 Rev P01; SSLH-FBA-01-ZZ-D-A-0170 Rev P01; SSLH-FBA-01-ZZ-D-A-0183 Rev P01; SSLH-FBA-01-ZZ-D-A-0171 Rev P01; SSLH-FBA-01-ZZ-D-A-0172 Rev P01; SSLH-FBA-01-ZZ-D-A-0173 Rev P01; SSLH-FBA-01-ZZ-A-0174 Rev P01; SSLH-FBA-01-ZZ-D-A-0180 Rev P01; SSLH-FBA-01-ZZ-D-A-0181 Rev P01; SSLH-FBA-01-ZZ-D-A-0182 Rev P01; **SSLH-WWA-ZZ-ZZ-D-L-0400 Rev P02; SSLH-WWA-ZZ-ZZ-D-L-0501 Rev P03; SSLH-WWA-ZZ-ZZ-D-L-0502 Rev P03;** SSLH-SWH-ZZ-XX-D-C-0910 Rev P02; SSLH-FBA-01-ZZ-D-A-0160 Rev P01; SSLH-FBA-01-ZZ-D-A-0161 Rev P01; SSLH-FBA-01-ZZ-D-A-0162 Rev P01; SSLH-FBA-01-ZZ-D-A-0100 Rev 02; SSLH-FBA-01-ZZ-D-A-0101 REV 02; SSLH-FBA-01-ZZ-D-A-0102 REV 02; SSLH-FBA-01-ZZ-D-A-0103 REV 02; **SSLH-WWA-ZZ-ZZ-D-L-0101-S3 REV 14; SSLH-WWA-ZZ-ZZ-D-L-0102-S3 REV 10; SSLH-WWA-ZZ-ZZ-D-L-0103-S3 REV 10; SSLH-WWA-ZZ-ZZ-D-L-0300-S3 REV 06; SSLH-WWA-ZZ-ZZ-D-L-0301-S3 REV 01.**

REASON:- For the avoidance of doubt and in the interests of proper planning.

BREAAAM Rating

For clarity, the applicant has confirmed that whilst the development will strive to meet BREEAM excellent criteria, the development will not pursue BREEAM accreditation. It is emphasised that the building is very sustainable and exceeds many other targets.

BNG

Following comments from the Ecology officer at HCC the applicants have provided the following response –

Concern 1: The BNG is secured by condition, S.106 agreement or conservation covenant. It is the local planning authority who is responsible for monitoring and if necessary enforcing the delivery of BNG over a 30 year term. As the centre is within local authority ownership the mechanism would usually be a planning condition. The contractor can only hand over the site with landscaping completed to specification at the end of the construction process with an appropriate habitat management plan which start at Year 1 post construction and proceeds for a 30 year term. Once it has been confirmed that the contractor has handed over the site landscape to the owner it will be the owners responsibility to deliver the agreed habitat and submit monitoring reports at agreed intervals and the LPA to audit these.

Concern 2: We did survey the grassland but we haven't submitted a formal condition assessment and have assumed poor or fairly poor condition in the metric. It was close mown when we surveyed it so quite difficult to assess fully. However I would have assumed modified / amenity grassland given that's what's to the east. They may have planted a more diverse grassland mix originally for the park. It would probably be best to do a condition survey with quadrat sampling to confirm this.

Concern 3: These details would normally be in the condition assessment rather than the metric. The officer also seems to be requesting a post development plan that looks like the UK habs plan but with the new layout. This is not something we could do.

Officers' are content that the requirements can be adequately covered by the BNG conditions, subject to slight revision of wording. Final details to be agreed with the Assistant Director for Planning and Regulation and the Chair of the Planning and Development Committee.

Flooding and Drainage

Following late receipt of an objection from the LLFA, officers' and the applicant's consultants are working to resolve the issues raised.

Officers' would note that due to the site being allocated and having to go through a sequential test as part of the Strategic Flood Risk Assessment (2016) undertaken to support the Local Plan adoption, that further sequential test is not required in this case in accordance with the NPPF paragraph 180. This states –

180. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been

considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

As stated in the committee report, no decision will be issued until an objection has been withdrawn. Any conditions to be imposed shall be agreed with the Assistant Director for Planning and Regulation and the Chair of the Planning and Development Committee.

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