

# Public Document Pack



## PLANNING AND DEVELOPMENT COMMITTEE

**Date: Wednesday, 4 September 2019**

**Time: 6.30pm,**

**Location: Council Chamber, Daneshill House, Danestrete**

**Contact: Lisa Jerome 01438 242203**

Members: Councillors: D Cullen (Chair), ME Gardner (Vice-Chair),  
D Bainbridge, S Barr, J Hanafin, L Harrington, L Kelly, G Lawrence,  
J Lloyd, S-J McDonough, M McKay, G Snell and T Wren

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## AGENDA

### **PART 1**

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

#### **2. MINUTES - 13 AUGUST 2019**

To approve as a correct record the Minutes of the previous meeting held on 13 August 2019.

Pages 3 – 28

#### **3. MBDA UK, SIX HILLS WAY, STEVENAGE, HERTS, SG1 2DA**

To consider the erection of a two storey modular office building with associated boundary treatments and landscaping.

Pages 29 – 44

#### **4. INFORMATION REPORT - DELEGATED DECISIONS**

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

Pages 45 – 56

#### **5. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

Pages 57 – 58

**6. URGENT PART I BUSINESS**

To consider any Part I Business accepted by the Chair as urgent.

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

To consider the following motions that:

1. Under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in paragraphs 1-7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

**8. URGENT PART II BUSINESS**

To consider any Part II Business accepted by the Chair as urgent.

Agenda Published 27 August 2019

STEVENAGE BOROUGH COUNCIL

## **PLANNING AND DEVELOPMENT COMMITTEE MINUTES**

Date: Tuesday, 13 August 2019

Time: 6.30pm

Place: Council Chamber, Daneshill House, Danestrete

**Present:** Councillors: David Cullen (Chair), Michelle Gardner (Vice Chair), Doug Bainbridge, Sandra Barr, Jody Hanafin, Liz Harrington, Graham Lawrence, John Lloyd, Maureen McKay, Graham Snell and Tom Wren

**Start / End Time:** Start Time: 6.30pm  
End Time: 8.15pm

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

Apologies for absence were received from Councillor Lizzy Kelly and Sarah-Jane McDonough.

There were no declarations of interest.

### **2 MINUTES - 16 JULY 2019**

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 16 July 2019 be approved as a correct record and signed by the Chair.

### **3 19/00224/FP LAND WEST OF GRESLEY WAY AND SOUTH OF FERRIER ROAD**

The Committee considered an application for the variation of Condition 1 (Approved Plans) attached to planning permission 17/00389/FPM to amend plans for boundary siting to plots 36 -40.

The application was before the Committee for determination as the plots affected by the revision were in the ownership of Stevenage Borough Council.

The Principal Planning Officer gave an introduction to the Committee. She advised Members that the main issues for consideration in the determination of the application were the acceptability of the changes to the scheme in respect of the visual amenities of the area, amenity of future occupiers and impact on the bridleway, as permitted under the original grant of planning permission.

Members were informed that the proposed reduction in garden depths and sizes as a consequence of moving the boundaries of these plots would result in an acceptable width of the bridleway being retained. The resultant impact of the boundary location changes on the character and visual amenity of the area were

considered to be acceptable and beneficial to the use of the bridleway.

In relation to the impact upon amenities of future occupiers, it was noted that although plots 38 and 39 would now be below the standard required, it was considered that the wider public benefit would significantly outweigh the reduction in garden size.

In response to a question regarding the works to trees and replacement planting schemes, officers advised that all revisions had been agreed with the Council's Tree Manager and the applicant had agreed to help re-establish a green wildlife route along the bridleway.

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: 088-001C, C3506 001J, C3506 L001; 2016/3491/002D, E16-091-101P3, 088-PL200, 088-PL201, 088-PL202, 088-PL203, 088-PL204, 088-PL205, 088-PL206, 088-PL208, 088-PL210, 088-PL211 and 088-PL212.
2. The development shall be carried out in accordance with the schedule and samples of the materials hereby permitted as submitted to and approved in writing by the Local Planning Authority under reference 17/00830/COND on 16 January 2018.
3. The development shall be carried out in accordance with the scheme of soft and hard landscaping submitted to and approved by the Local Planning Authority under reference 17/00820/COND on 2 February 2018, as amended by drawing no. C3506 L001 hereby approved for the provision of planting along the south western boundary of the site. The approved details 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.
4. Any trees or plants comprised within the landscaping details covered in condition 3 of this approval, 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.
5. 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
6. The development shall be carried out in accordance with the Construction

Method Statement submitted to and approved in writing by the Local Planning Authority under reference 17/00816/COND on 29 January 2018.

- 7 The development shall be carried out in accordance with the Construction Traffic Management Plan submitted to and approved in writing by the Local Planning Authority under reference 17/00816/COND on 29 January 2018.
- 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 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Statement carried out by SDP Consulting Engineers, Job No. E16.091, Issue 2 dated of June 2017 including the following mitigation measures detailed within the FRA:
  1. Providing attenuation 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 and discharge into Thames sewer including SuDS features as indicated on drawing No. E16-091-101 Rev. P2 – Drainage Layout, prepared by Hill dated of 12.06.17.
  3. Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s/ha for the 1 in 100 year plus 40% climate change event.

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 development shall be carried out in accordance with the final drainage scheme design completed, submitted to and approved in writing by the Local Planning Authority under reference 17/00821/COND on 5 April 2018.
- 11 The development shall be carried out in accordance with the boundary treatment details, including any walls, fences, gates or other means of enclosure approved by the Local Planning Authority under reference 17/00810/COND on 8 January 2018 as amended by drawing no. C3506 001 J hereby approved. The approved boundary treatments shall be completed before all of the dwellings are occupied.
- 12 The development hereby permitted shall not be completed and fully occupied until the proposed junction from Chells Park access road has been constructed and the junction improvement works as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D have been provided to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

- 13 Before the driveways to all dwellings are first brought into use, pedestrian visibility splays of 0.65 metres by 0.65 metres each side shall be provided and permanently maintained. Within this area there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the junction with the edge of the carriageway of the highway respectively, along the access roads of the application site and from the intersection point along the edge of the carriageway.
- 14 Plots 23 – 40 of the development hereby permitted shall not be occupied until the proposed access from Ferrier Road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. C3506 001 revision J to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 15 The gradient of the access roads shall not be steeper than 1 in 20 for at least the first 20 metres from the edge of the carriageway.

4 **19/00062/OPM- MAXWELL ROAD, STEVENAGE**

The Committee considered an application for outline planning permission (with all matters reserved except access) for the demolition of existing buildings and replacement with buildings to accommodate up to 12,733 sq.m (GIA) office floorspace (Class B1) and up to 88 dwellings (Class C3), with associated public open space, landscaping, car parking and ancillary works.

The Principal Planning Officer gave an introduction to the Committee. He advised Members that the main issues for consideration in the determination of the application were the acceptability in land use policy terms, affordable housing and planning obligations, visual impact of the development, impact of the development on the setting of the listed building and the demolition of the non-designated heritage asset, impact on archaeology, impact on neighbouring amenities, impact on future amenities of residents, parking provision, highway implications, development and flood risk, impact on the environment, trees and landscaping and ecology.

Officers reported that although the proposed residential development would result in the loss of employment land, there would be a significant increase in employment floorspace in the proposed office building. As the development would provide additional windfall housing which would help the Council meet its housing requirements over the Local Plan period, officers considered that on balance the development was acceptable.

In relation to the residential development, the site was considered to be in a sustainable location and would constitute a mixture of 1 and 2 bedroom apartments. 25% of which would be affordable units. A number of S106 financial contributions would also be made to improve local infrastructure such as education facilities and sustainable transport.

In terms of the visual impact of the development, Officers advised that the indicative

plans demonstrated that a high quality residential development could be created along with a well-designed landmark office development on a prominent corner location. Soft landscaping along with the retention of important trees would also help create a high quality residential environment.

Officers reported on the impact on the Broomin Green Farmhouse, Grade II Listed Building which was outside the application boundary. Although the development would generate an element of harm to the setting of the grade II listed building, it was not considered to be less than substantial that the overall public benefits of the development would outweigh this harm. Moreover, the Officer advised the Committee that the immediate setting of the farmhouse was urbanised and industrial by nature. In addition, the development would not harm the amenities of neighbouring land users and would not adversely affect the operation or safety of the highway. The development would also provide sufficient car parking in accordance with the Council's standards.

Officers advised that issues relating to contamination, trees, wildlife, surface water drainage, affordable housing, open space, children's play and development contributions could be satisfactorily addressed through conditions and S106 legal agreements.

In relation to consultation with Herts County Council (HCC) as Highways Authority, officers tabled updated correspondence from HCC including additional conditions, an update to S106 contributions and an amended Highways informative.

Members expressed concern regarding the impact of the development on the neighbouring properties, in particular the Grade II Listed Broomin Green Farmhouse and also Mozart Court in Fairview Road. Officers advised that the proposed separation distances exceeded those required and in addition, the retention of the existing tree belt would help to preserve the privacy of the residents. It was also noted that the overall layout and scale of the development would be considered at the reserved matters stage whereby the impact on the outlook, privacy as well as the level of sunlight and daylight neighbouring properties received would be assessed in more detail.

In response to a question, officers advised that Members would be informed when the reserved matters application was submitted by the applicant and a decision would be taken at that point whether to submit the application to the Committee.

It was **RESOLVED** that application 19/00062/OPM be granted planning permission, subject to the following conditions and also additional conditions 60 to 73 set out below:

1. That outline planning permission be GRANTED subject to:-
  - A) No intervention from the Secretary of State from the Ministry of Housing, Communities and Local Government following reference of the application under the Town and Country Planning (Consultation)

(England) Direction 2009;

- B) The applicant having first entered into a S106 agreement to secure/provide contributions towards:-
- The provision of 25% affordable housing;
  - Primary education towards the expansion of Broom Barns Primary School;
  - Secondary education towards the expansion of Barclay School;
  - Library Services;
  - Youth Services;
  - Sustainable transport provision;
  - Monitoring of the Travel Plans (Residential and Offices);
  - The improvement of outdoor sport provision;
  - The improvement of children's play;
  - The provision of fire hydrants;
  - To secure the provision of a TRO for restricting commercial vehicles if the residential road is to be adopted;
  - To secure a trigger clause/mechanism to ensure that the office development is brought forward; and
  - To secure a financial contribution towards the provision of a TRO in order to introduce parking and waiting restrictions (As advised as an update at the Committee).

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

2. The proposal be subject to the following conditions:-

Definitions

'Commercial Development Plot' means the plot identified on drawing number PL113

'Residential Development Plot' means the plot identified on drawing number PL113

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
PL01; PL02; 8180606/6101 C .
- 2 Development shall not commence in relation to the either the Residential Development Plot or Commercial Development Plot until details of the layout, scale, appearance and the landscaping associated with that Development Plot (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority.
- 3 All applications for the approval of the reserved matters shall include a



statement to demonstrate how the reserved matters have been prepared in accordance with the development parameters set out on submitted plans:

PL03B; PL104A; PL105A; PL106; PL107; PL108A; PL109A.

- 4 The total number of Residential Units (within Class C3) hereby permitted shall not exceed 88 dwellings and the height of the buildings within the Residential Development Plot shall be no greater than 7 storeys (excluding any roof top plant and core overrun).
- 5 The maximum gross internal floorspace (GIA) to be provided within the Commercial Development Plot shall not exceed 12,733 sq.m and the height of the office building shall be no greater than 7 storeys (excluding any roof top plant and core overrun).
- 6 Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 7 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 8 No development shall commence within the Commercial Development Plot (unless the Local Planning Authority agree that a set amount of development must first commence to enable compliance with this condition) until a remediation strategy to deal with the risks associated with contamination of the Commercial Development Plot, has been submitted to, and approved in writing by the local planning authority. This strategy shall include the following components:
  1. A preliminary risk assessment which has identified:
    - All previous uses;
    - Potential contaminants associated with those uses;
    - A conceptual model of the site indicating sources, pathways and receptors;
    - A potentially unacceptable risks arising from contamination at the site.
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in

order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

- 9 Prior to any part of the Commercial Development Plot being brought forward into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
- 10 Prior to commencement of development within the Commercial Development Plot (unless the Local Planning Authority agree that a set amount of development must first commence to enable compliance with this condition) a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, shall be submitted to and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.
- 11 If, during development of the Commercial Development Plot, contamination not previously identified is found to be present within the development plot, then no further development of that development plot (unless otherwise agreed in writing with the local planning authority) 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. The remediation strategy shall be implemented as approved.
- 12 No drainage systems for the infiltration of surface water to the ground for the Commercial Development plot are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
- 13 Piling or any other foundation design using penetrative methods shall not be permitted within the Commercial Development Plot other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater. The development shall be carried out in accordance with the approved details.
- 14 A scheme for managing any borehole installed within the Commercial Development Plot for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that needs to be retained, post-

development, for monitoring purposes with be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of the Commercial Development Plot.

- 15 Prior to the use within the Commercial Development Plot hereby permitted, a Framework Travel Plan, shall be submitted to and approved in writing by Local Planning Authority. The Framework Travel Plan, as submitted, shall follow the current 'Travel Plan Development Control Guidance' issued by Hertfordshire County Council and will include:
  1. Targets for sustainable travel arrangements;
  2. Effective measures for the ongoing monitoring (including appointment of the Travel Plan Coordinator) of the Travel Plan;
  3. A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of the development;
  4. Effective mechanisms to achieve the objectives of the travel plan by both present and future occupiers of the development. The development shall be implemented only in accordance with the approved travel plan.
- 16 No trees, scrub or hedges within the Commercial Development Plot, shall be removed during the bird nesting season (between the 1<sup>st</sup> March and 31<sup>st</sup> July inclusive in any year), unless searched beforehand by a suitably qualified ornithologist.
- 17 No development within the Commercial Development Plot, including any site clearance or demolition works, shall commence until all trees within the development plot, and adjacent to it on Maxwell Road, which are to be retained 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.
- 18 Within the tree protection areas to be fenced off in accordance with condition 17, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 19 No external lighting shall be installed on the office building 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 office development. Any external lighting shall accord with the details so approved.
- 20 Prior to the commencement of the relevant part of development within the Commercial Development Plot, a Demolition/Construction Management Plan/Method Statement for the demotion and construction phases shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works of demolition and construction of the development shall only be carried out in accordance with the approved statement. The

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

- (i) Details of construction phasing programme (including any pre-construction demolition or enabling works);
- (ii) Hours of operations including times of deliveries and removal of waste;
- (iii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.
- (iv) The 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 areas;
- (v) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- (vi) Details of the provisions for temporary car parking, loading/unloading and vehicle turning areas during construction;
- (vii) A map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (viii) Screening and hoarding;
- (ix) End of day tidying procedures;
- (x) Construction and storage compounds (including areas designated for car parking);
- (xi) Siting, methodology and facilities of wheel washing facilities;
- (xii) Cleaning of site entrances, site tracks and the adjacent public highway;
- (xiii) Control measures to manage noise and dust; and
- (xiv) Disposal of surplus materials.
- (xv) The date of commencement and completion of works on site
- (xvi) The estimated number and type of vehicles per day/week
- (xvii) Details of vehicle holding area;
- (xviii) Details of any vehicle call up procedure;
- (xix) Details of any changes to on-street waiting and loading restrictions that will be required;
- (xx) Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;

21 No development shall take place within the Commercial Development Plot until a detailed Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall detail how waste materials generated as a result of the proposed demolition and/or construction works will be disposed of, and the level and type of soil to be imported to the site as part of the development.

22 No development shall take place within the Commercial Development Plot until the final design of the drainage scheme is complemented and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment Technical Note, dated 8<sup>th</sup> May 2019. REF: U8603PM/KER/001 and the proposed surface water drainage strategy drawing, drawing No. FRA104, Rev; A, dated 08.05.2019, prepared by JPP

Consulting Ltd. The scheme shall also include:

1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events and up to and including 1 in 100 year + climate change event.
  2. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features such as permeable paving etc. and reducing the requirement for any underground storage.
- 23 Upon completion of the drainage works within the Commercial Development Plot, 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 a 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 operation of the scheme throughout its lifetime.
- 24 The development within the Commercial Development Plot shall not be occupied until the proposed accesses for vehicles, pedestrians and cyclists have been constructed as detailed on the approved drawings, and, the existing access to the west of the Development Plot has been closed and the existing footway/verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 25 The gradient of the main access from Maxwell Road into the Commercial Development Plot shall not be steeper than 1 in 20 for the first 15m measured from the edge of the carriageway.
- 26 No development (including demolition) shall take place within the Commercial Development Plot until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significant and research questions; and:
1. The programme and methodology of site investigation and recording;
  2. The programme and methodology of site investigation and recording as suggested by the evaluation;
  3. The programme for post investigation assessment;
  4. Provision to be made for analysis of the site investigation and recording;
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
  6. Provision to be made for archive deposition of the analysis and

- records of the site investigation;
7. Nominations of a competent person or persons/organisations to undertake the works set out within the Archaeological Written Scheme of Investigation.
- 27 No development shall take place within the Commercial Development Plot (unless the Local Planning Authority agree that a set amount of development must first commence to enable compliance with this condition) until any necessary on site archaeological works have been completed in accordance with the Written Scheme of Investigation approved under condition 26.
- 28 The development within the Commercial Development Plot shall not be occupied and used until the archaeological site investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 26 and shall be submitted to the Local Planning Authority.
- 29 Prior to commencement of works above slab level within the Commercial Development Plot details of measures to reduce energy and water consumption to ensure the development is adaptable to climate change, shall be submitted to and approved in writing by the local planning authority. The measures shall thereafter be installed in accordance with the approved details.
- 30 Noise resulting from the operation of any fixed plant within the commercial development plot introduced in connection with this planning consent shall not exceed the existing background level inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS4142:2014.
- 31 No development, including site clearance and demolition works, or any tree or vegetation removal, within the Commercial Development Plot shall take place until a Breeding Birds Survey for Black Redstarts is carried out, one in May and one in June in accordance with the recommendations detailed in the submitted Phase I Habitat Survey and Preliminary Bat Survey Update 2018 (prepared by 4 Acre Ecology Limited, Issue No. 2, issued on 22/01/2019).
- 32 Prior to commencement of works above slab level within the Commercial Development Plot a scheme to provide suitable bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of the development.
- 33 No development or demolition works shall take place on the FIRA building until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

- 34 No development shall commence within the Residential Development Plot (unless the Local Planning Authority agree that a set amount of development must first commence to enable compliance with this condition) until a remediation strategy to deal with the risks associated with contamination of the Residential Development Plot, has been submitted to, and approved in writing by the local planning authority. This strategy shall include the following components:
1. A preliminary risk assessment which has identified:
    - All previous uses;
    - Potential contaminants associated with those uses;
    - A conceptual model of the site indicating sources, pathways and receptors;
    - A potentially unacceptable risks arising from contamination at the site.
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

- 35 Prior to any part of the Residential Development Plot being brought forward into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
- 36 Prior to commencement of development within the Residential Development Plot (unless the Local Planning Authority agree that a set amount of development must first commence to enable compliance with this condition) a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, shall be submitted to and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

- 37 If, during development of the Residential Development Plot, contamination not previously identified is found to be present within the development plot, then no further development of that development plot (unless otherwise agreed in writing with the local planning authority) 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. The remediation strategy shall be implemented as approved.
- 38 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
- 39 Piling or any other foundation design using penetrative methods shall not be permitted within the Residential Development Plot other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater. The development shall be carried out in accordance with the approved details.
- 40 A scheme for managing any borehole installed within the Residential Development Plot for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of the Residential Development Plot.
41. Prior to first occupation within the Residential Development Plot hereby permitted, a Framework Travel Plan shall be submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. The Framework Travel Plan, as submitted, shall follow the current 'Travel Plan Development Control Guidance' issued by Hertfordshire County Council and will include:
- (i) Targets for sustainable travel arrangements.
  - (ii) Effective measures for the ongoing monitoring (including appointment of the Travel Plan Coordinator) of the travel plan.
  - (iii) A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of the development.
  - (iv) Effective mechanisms to achieve the objectives of the travel plan by both present and future occupiers of the development. The development shall be implemented only in accordance with the approved travel plan.'
- 42 No trees, scrub or hedges within the Residential Development Plot, shall be removed during the bird nesting season (between the 1<sup>st</sup> March and 31<sup>st</sup> July inclusive in any year), unless searched beforehand by a suitably qualified ornithologist.



- 43 No development within the Residential Development Plot, including any site clearance or demolition works, shall commence until all trees within the development plot, and those adjacent to it on Maxwell Road, which are to be retained 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.
- 44 Within the tree protection areas to be fenced off in accordance with condition 43, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 45 Prior to commencement of works above slab level within the Residential Development Plot, details of any external lighting, including the intensity of illumination and predicted light contours, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall accord with the details so approved.
- 46 Prior to the commencement of the relevant part of development within the Residential Development Plot, a Demolition/Construction Management Plan/Method Statement for the demolition and construction phases shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works of demolition and construction of the development shall only be carried out in accordance with the approved statement. The Demolition/Construction Management Plan/Method Statement shall address the following matters:-
- (i) Details of construction phasing programme (including any pre-construction demolition or enabling works);
  - (ii) Hours of operations including times of deliveries and removal of waste;
  - (iii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.
  - (iv) The 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 areas;
  - (v) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
  - (vi) Details of the provisions for temporary car parking, loading/unloading and vehicle turning areas during construction;
  - (vii) A map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
  - (viii) Screening and hoarding;
  - (ix) End of day tidying procedures;
  - (x) Construction and storage compounds (including areas designated for car parking);
  - (xi) Siting, methodology and facilities of wheel washing facilities;
  - (xii) Cleaning of site entrances, site tracks and the adjacent public highway;

- (xiii) Control measures to manage noise and dust; and
  - (xiv) Disposal of surplus materials.
  - (xv) The date of commencement and completion of works on site
  - (xvi) The estimated number and type of vehicles per day/week
  - (xvii) Details of vehicle holding area;
  - (xviii) Details of any vehicle call up procedure;
  - (xix) Details of any changes to on-street waiting and loading restrictions that will be required;
  - (xx) Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
- 47 No development shall take place within the Residential Development Plot until a detailed Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall detail how waste materials generated as a result of the proposed demolition and/or construction works will be disposed of, and the level and type of soil to be imported to the site as part of the development.
- 48 No development shall take place within the Residential Development Plot until the final design of the drainage scheme is complemented and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment Technical Note, dated 8<sup>th</sup> May 2019. REF: U8603PM/KER/001 and the proposed surface water drainage strategy drawing, drawing No. FRA104, Rev; A, dated 08.05.2019, prepared by JPP Consulting Ltd. The scheme shall also include:
1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events and up to and including 1 in 100 year + climate change event.
  2. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features such as permeable paving etc. and reducing the requirement for any underground storage.
- 49 Upon completion of the drainage works within the Residential Development Plot, 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 a 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 operation of the scheme throughout its lifetime.
- 50 The development within the Residential Development Plot shall not be occupied until the proposed accesses for vehicles, pedestrians and cyclists have been constructed as detailed on the approved drawings, and, the

existing access serving the surface car park has been closed and the existing footway/verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

- 51 The gradient of the main access from Maxwell Road into the Residential Development Plot shall not be steeper than 1 in 20 for the first 15m measured from the edge of the carriageway.
- 52 Prior to commencement of works above slab level within the Residential Development Plot a scheme to provide suitable bird boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.
- 53 No development (including demolition) shall take place within the Residential Development Plot until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significant and research questions; and:
  1. The programme and methodology of site investigation and recording;
  2. The programme and methodology of site investigation and recording as suggested by the evaluation;
  3. The programme for post investigation assessment;
  4. Provision to be made for analysis of the site investigation and recording;
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
  6. Provision to be made for archive deposition of the analysis and records of the site investigation;
  7. Nominations of a competent person or persons/organisations to undertake the works set out within the Archaeological Written Scheme of Investigation.
- 54 No development shall take place within the Residential Development Plot (unless the Local Planning Authority agree that a set amount of development must first commence to enable compliance with this condition) until any necessary on site archaeological works have been completed in accordance with the Written Scheme of Investigation approved under condition 53.
- 55 Prior to first occupation of the development within the Residential Development Plot the archaeological site investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 53 and submitted to the Local Planning Authority.
- 56 Prior to commencement of works above slab level within the Residential Development Plot details of measures to reduce energy and water consumption to ensure the development is adaptable to climate change, shall be submitted to and approved in writing by the local planning authority. The

measures shall thereafter be installed in accordance with the approved details.

57. As part of any reserved matters application relating to the Residential Development Plot, the applicant shall submit a full noise assessment in line with BS4142: 2014 in regards to noise from nearby commercial premises on the adjacent industrial estate. In addition, the noise assessment will also need to consider noise arising from road and air transport sources. The applicant shall also submit a detailed scheme 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. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.
58. No development, including site clearance and demolition works, or any tree or vegetation removal, within the Residential Development Plot shall take place until a Breeding Birds Survey for Black Redstarts is carried out, one in May and one in June in accordance with the recommendations detailed in the submitted Phase I Habitat Survey and Preliminary Bat Survey Update 2018 (prepared by 4 Acre Ecology Limited, Issue No. 2, issued on 22/01/2019).
59. Prior to commencement of works above slab level within the Residential Development Plot a scheme to provide suitable bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.
60. Before the use of the office building commences within the Commercial Development Plot the access serving that Development Plot, as defined on drawing Proposed Site Accesses Visibility Splay Analysis reference 8180606/6101 Rev C, shall be provided with vehicle to vehicle visibility splays of 2.4 metres by 43 metres in both directions and permanently maintained to the Maxwell Road vehicle access. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the footway and from the intersection point along the edge of the carriageway.
61. Before first occupation of the buildings within the Residential Development Plot the access serving that Development Plot, as defined on drawing Proposed Site Accesses Visibility Splay Analysis reference 8180606/6101 Rev C, shall be provided with vehicle to vehicle visibility splays of 2.4 metres by 43 metres in both directions and permanently maintained to the Maxwell Road vehicle access. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the footway and from the intersection point along the edge of the carriageway.

62. No development shall commence within the Commercial Development Plot until the drawings showing that the gradients of the new pedestrian crossing facilities in Maxwell Road are shown to be not steeper than 1 in 20. The gradients should be in place before the use of the crossings.
63. No development shall commence within the Residential Development Plot until the drawings showing that the gradients of the new pedestrian crossing facilities in Maxwell Road are shown to be not steeper than 1 in 20. The gradients should be in place before the use of the crossings.
64. The detailed plans submitted in connection with approval of reserved matters shall clearly demonstrate that all vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site, and that there is a sufficient turning space for each of the parking areas, inclusive of provision of sufficient turning and operating areas. The areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. All necessary turning and operating areas shall be in place before first occupation / use of the development.
65. Prior to the occupation of the site, the existing western most vehicular access to/from Maxwell Road should be formally closed up as shown on the submitted drawing Illustrative Proposed Layout PL103B.
66. Prior to first occupation of the Residential Development Plot, the bus improvement works including provision of raised Kassel kerbing, shelter and a bench at the existing southbound bus stop in Gunnels Wood Road should have been undertaken. This work shall be fully completed to the satisfaction of the Highway Authority before first occupation.
67. Prior to the first occupation of the Residential Development Plot hereby permitted the "Keep Clear Markings" on the A1072 Gunnels Wood Road near the junction with Maxwell Road must be secured in place and implemented.
68. Prior to the first occupation of the Commercial Development Plot hereby permitted, a Traffic Regulation Order (TRO), including for parking and waiting restrictions in the form of double yellow lines that are required as part of improving access and accessibility to the commercial site, must be secured in place and implemented over a distance of 10 metres of either side of the site access junctions stop-lines and the opposite side of the road.
69. Prior to the first occupation of the Residential Development Plot hereby permitted, a Traffic Regulation Order (TRO), including for parking and waiting restrictions in the form of double yellow lines that are required as part of improving access and accessibility to the residential site, must be secured in place and implemented over a distance of 10 metres of either side of the site access junctions stop-lines and the opposite side of the road.
70. Prior to the use first commencing within the Commercial Development Plot the following improvement works to walking and cycling shall be completed to

the satisfaction of the Highway Authority.

- i) a new pedestrian crossing facility adjacent to the Development Plot in Maxwell Road;
- ii) a shared pedestrian/cycle link from the site to the cycle track in the south.
- iii) improvements to pedestrian access to Gunnels Wood Road bus stop by resurfacing and provision of dropped kerbs and tactiles where necessary.

The works shall be fully completed to the satisfaction of the Highway Authority before first occupation.

71. Prior to the first occupation of the development within the Residential Development Plot the following improvement works to walking and cycling shall be completed to the satisfaction of the Highway Authority.

- i) a new pedestrian crossing facility in Maxwell Road;
- ii) resurfacing of the existing footway along the site's northern boundary;
- iii) new footway on the southern side of Maxwell Road between the two new accesses;
- iv) a shared pedestrian/cycle link from the site to the cycle track in the south.

The works shall be fully completed to the satisfaction of the Highway Authority before first occupation.

## **INFORMATIVE**

### **1 Environment Agency**

The developer should follow the risk management framework provided in CLR11, Model Procedures of Land Contamination, when dealing with land affected by contamination. Refer to the Environment Agency Guiding principles for land contamination that are required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk receptors such as human health. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed. In addition, to consideration should be made to the Environment Agency's approach to groundwater protection February 2018 version 1.2.

Refer to the contaminated land pages on GOV.UK for more information. It is expected the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination, for example British Standards, when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS5930:2015 Code of practice for site investigations;
- BS10175:2011 A1:2013 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality, sampling, Guidance on the design

- and installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality, sampling, Guidance on sampling of groundwater's (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality, more monitoring locations may be required to establish the conceptual model);
- Use MCERTS accredited methods for testing contaminated soils at the site.
- A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree or any existing groundwater and surface water pollution should be carried out.

The verification plan should include proposals for a groundwater monitoring programme to encompass regular monitoring for a period date before, during and after ground works. For example, monthly monitoring before, during and for a least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period. Where SuDS are proposed, infiltration SuDS should not be located in unsuitable and unstable land affect by contamination or solution features.

Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste, lorry, bus and coach of parking turning areas, infiltration SuDS are not permitted without an environmental. Further advice in the updated CIRIAL SuDS manual should be used as reference.

## **2 Hertfordshire Highways**

The Highway Authority recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right

of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN4) Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN5) Estate Road Adoption: The applicant is advised that Hertfordshire County Council as Highway Authority no longer adopts new highway as maintainable at the public expense unless a wider public benefit can be demonstrated. However, all internal roads should be built to adoptable standards and the Highway Authority may consider the adoption of main spine roads within the site as part of the wider outline planning application. In that case, the applicant should discuss with the Highway Authority at the earliest opportunity the extent of highways to be included as maintainable at the public expense and mark these on a plan, together with details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. For any sections of highway that will not be adopted, the developer should put in place a permanent arrangement for long term maintenance, and



at the entrance of any such residential estates, a road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website:- <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

#### Advisory Notes:

The Highway Authority recommends inclusion of the following Advisory Notes (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1. The applicant should be advised that this development would attract a 'second strand' sustainable transport planning obligation derived in accordance with the document 'Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements)' which can be downloaded at:-

<http://www.hertfordshire.gov.uk/your-council/hcc/resandperf/hertsprop/planningobs/>.

This funding will be targeted towards the delivery of the s278 schemes identified in the Highway Authority's comments.

AN2. Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The requirement as part of the offsite s278 works is to provide:

- Access works;
- Provision of two pedestrian crossing facilities in Maxwell Road;
- Resurfacing of the existing footway along the site's northern boundary;
- Provision of a new footway between the two new pedestrian crossing facilities;
- Provision of two shared pedestrian/cycle links from the site to the cycle track in the south.
- Gunnels Wood Road bus stop improvements: provision of Kassel kerbing, bus shelter, bench.
- Improvements to cycle and pedestrian facilities;
- Improve pedestrian access to Gunnels Wood Road bus stop by resurfacing and provision of dropped kerbs and tactiles.

The details should be included as part of the s278 drawing as part of the required highway work in conjunction with the development. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website:-

<http://www.hertsdirect.org/services/transtreets/highways/or> by telephoning 0300 1234047.

### 3 **Thames Water**

With regards to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

### 4 **Ecology**

As part of any reserved matters application relating to landscaping, it is recommended that where possible, brash or log-piles should be created at the edge of the site if any tree/shrub clearance is undertaken, to provide wildlife stacks for invertebrates and small mammals. In addition, any closed board fencing as part of any boundary treatment should have Hedgehog gaps placed in them (150mm wide and 100mm high) to allow them and other small animals access throughout the site and area.

### 5 **Trees and Landscaping**

As part of any reserved matters application relating to landscaping, the Council's Arboricultural Manager recommends that the following tree works should part of any landscaping scheme submitted to the Council for its approval:-

1. Removal of 2 no. Poplar Trees in the North East corner of Block 1;
2. 30% reduction of first row of trees on the Eastern boundary by Blocks 1 and 2;
3. 30% reduction of the two Lime trees by the South Eastern corner of the site;
4. 30% overall reductions on the two groups of Maple trees on the northern boundary near Block 4 and Office Block;
5. Removal (including stump grinding) of the two Maple trees on the North side by the sub-station.

## 5 **INFORMATION REPORT - DELEGATED DECISIONS**

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

## 6 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

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

## 7 **URGENT PART I BUSINESS**

None.

8        **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

9        **URGENT PART II BUSINESS**

None.

**CHAIR**

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**Meeting:** Planning and Development Committee **Agenda Item:**

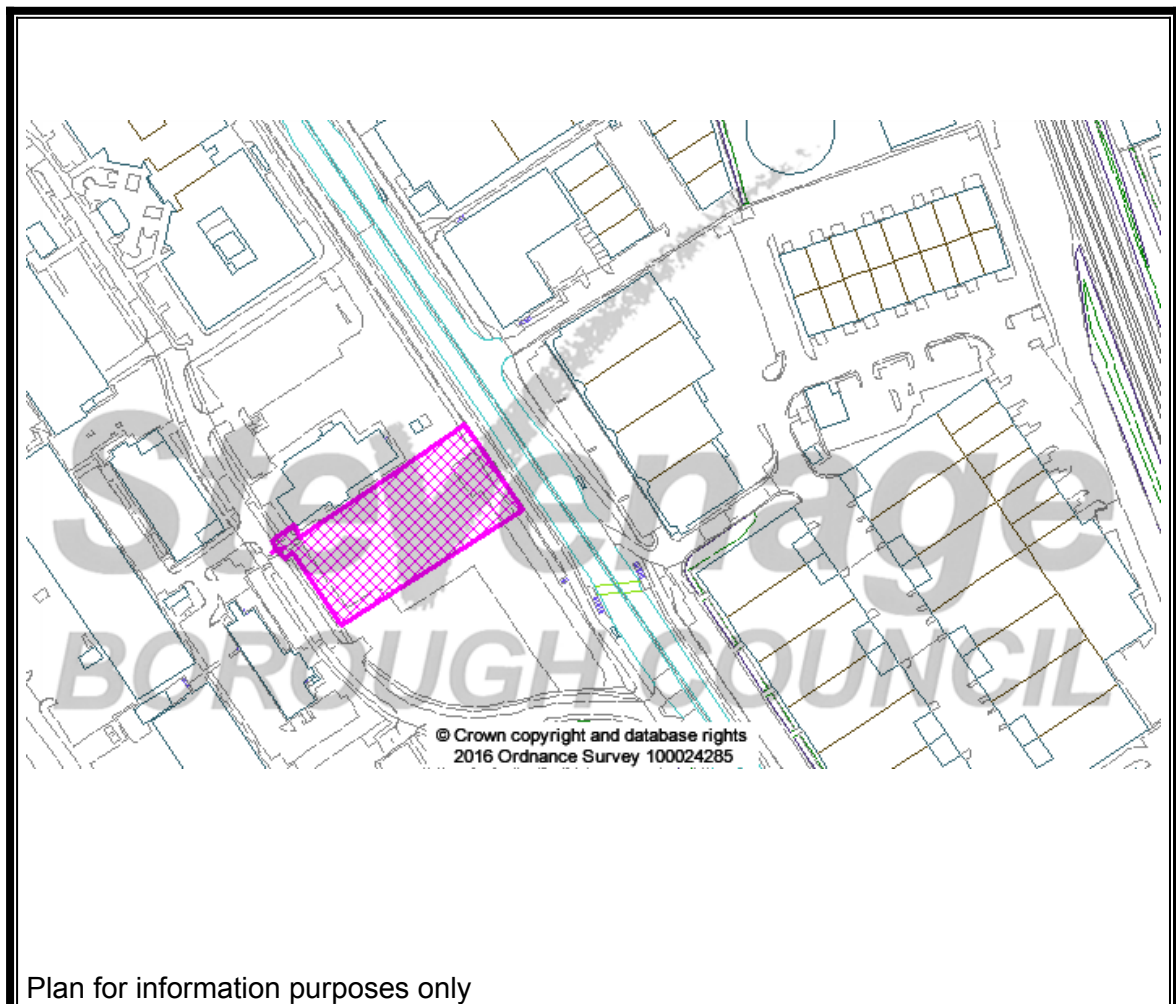
**Date:** 04 September 2019

**Author:** James Chettleburgh 01438 242266

**Lead Officer:** Zayd Al-Jawad 01438 242257

**Contact Officer:** James Chettleburgh 01438 242266

Application Nos:	19/00253/FPM
Location:	MBDA UK, Six Hills Way, Stevenage, Herts, SG1 2DA
Proposal:	Erection of a two storey modular office building with associated boundary treatments and landscaping.
Drawing Nos.	A010 P2; A011 P2; A012 P2; A013 P2; A014 P2; A015 P2; A016 P2; A017 P2; A018 P2.
Applicant:	MBDA UK
Date Valid:	30 April 2019
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 The application site is located on the western side of Gunnels Wood Road which falls within the Gunnels Wood Employment Area. The application site comprises a single-storey modular office building with associated plant and equipment. The building is enclosed by a 2.5m high security fence. The surrounding area comprises the MBDA UK complex which consists of two-storey warehousing and industrial units, modern three-storey office buildings, waste storage compound, portakabins and surface car parking. The warehouse and industrial buildings are generally uniform in design, constructed from profiled sheet metal cladding and windows which run horizontally within the elevations. The buildings also have industrial roller shutters on the western elevation. The office buildings are modular in form and constructed from either brick or steel frames with large areas of glazing. The MBDA site is currently accessed from Six Hills Way and Gunnels Wood Road.
- 1.2 The surrounding area is characterised by a mixture of office, light industrial and warehouse developments. To the south of the application site is the Ford car dealership showroom. The site comprises a two-storey showroom which is constructed from profiled steel cladding with a large glazed frontage. On the rear and eastern elevations are roller shutters for the service areas. To the west of the application site is the A1(M) motorway and to the east is Gunnels Wood Road. To the north of the site is Six Hills Way beyond which is the office complex (Farnham House) occupied by Hertfordshire County Council. This is a three storey brick built building with undercroft car parking. There is also Campus Six immediately adjacent to Farnham House which comprises a number of modern office buildings which are constructed from brick with large glazed areas on the facade.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 Planning application 99/00265/FP sought permission for the installation of a satellite dish on the roof. This application was granted planning permission in August 1999.
- 2.2 Planning application 00/00041/OP was an outline application for the Construction of New Offices, Two Hotels and Industrial/Warehouse Buildings including Refurbishment of 3 Existing Buildings. This application was granted outline planning permission in July 2000.
- 2.3 Reserved matters application 00/00227/RM sought approval of details Pursuant to Outline Planning Permission involving the Erection of Gateway Office Building, Two Industrial/Warehouse Buildings, a Multistorey Car Park and New Entrance/Exhibition Space to Existing Office Buildings B1 and B2. The reserved matters application was approved in July 2000.
- 2.4 Reserved matters application 00/00272/RM sought approval of details pursuant to outline planning permission involving the erection of new office and amenity buildings. The reserved matters application was approved in October 2000.
- 2.5 Reserved matters application 00/00354/RM sought approval of details for construction of new office building, two industrial units and alterations to existing industrial unit. The reserved matters application was approved in October 2000.
- 2.6 Reserved matters application 00/00468/RM sought approval of details for construction of office building and spine road. The reserved matters application was approved in December 2000.

- 2.7 Reserved matters application 01/00330/RM sought approval for the construction new fuel cell and plant unit and 2 no. electrical substations. The reserved matters application was approved in October 2001.
- 2.8 Reserved matters application 03/00264/RM sought approval for the erection of a four storey, 115 bedroom hotel pursuant to outline permission (reference number 00/00041/OP) granted 25.07.00. The reserved matters application was granted in July 2003.
- 2.9 Reserved matters application 05/00124/RM sought approval for the erection of building for B1 use on Plot 1700 and relocation of car parking to rear of Plot 1400. The reserved matters application was granted in May 2005.
- 2.10 Planning application 05/00303/FP sought permission for the removal of condition 9 of planning permission reference number 00/00041/OP which requires that 10m wide strip alongside A1(M) be retained free of development. This application was granted planning permission in August 2005.
- 2.11 Planning permission 05/00388/FP sought permission for the re-clad of the existing building and erection of a parapet wall. This application was granted planning permission in September 2005.
- 2.12 Planning permission 05/00410/FP sought permission for the erection of a temporary building for storage use. This application was granted planning permission in October 2005.
- 2.13 Reserved matters application 06/00025/RM sought approval of details for the erection of storage (Class B8)/Office (Class B1(a)) building. The reserved matters application was approved in March 2006.
- 2.14 Planning application 07/00089/FP sought permission for the erection of building with 100 square metre floorspace to accommodate a new computer suite on Plot 5000/5050 and erection of new fence around existing waste compound on Plot 1700. This application was not proceeded with and withdrawn in March 2007.
- 2.15 Planning application 07/00183/FP sought permission for the provision of fence to waste compound; Plot 5050 - erection of new computer room. This application was granted planning permission in May 2007.
- 2.16 Planning application 07/00427/FP sought permission for the erection of temporary building for office/light workshop on part of Plot 4000 and erection of 2.5m fence along northern and western plot boundaries. This application was granted planning permission in August 2007.
- 2.17 Planning application 07/00521/FP sought permission for the enclosure of open courtyard to provide presentation, display and spill out space. This application was granted planning permission in October 2007.
- 2.18 Planning application 07/00600/FP sought permission for the erection of security control room. This application was granted planning permission in November 2007.
- 2.19 Planning application 08/00547/FP sought permission for the erection of 10no. storage containers, 10no. 4.8m high floodlights, 1no. pole mounted CCTV camera and new 2.4m high fencing around storage compound. This application was granted planning permission in January 2009.

- 2.20 Planning application 09/00088/FP sought permission for the erection of 9no. storage containers, 1no. modular unit, 10no. 4.8m high floodlights, 1no. pole mounted CCTV camera and new 2.4m high fencing around storage compound. This application was granted planning permission in April 2009.
- 2.21 Planning application 10/00008/FP sought permission for the erection of modular extension to temporary building on plot 4000 to house equipment associated with the site landscaping operations. This application was granted planning permission in March 2010.
- 2.22 Planning application 12/00039/FP sought permission for the erection of a single storey detached storage building. This application was granted planning permission in February 2012.
- 2.23 Planning application 16/00032/FPM for the erection of an industrial building for B1/ B2 Use Class (Business/General Industry) unit, with associated security fence, parking, and external works. This application was granted planning permission in May 2016.
- 2.24 Planning application 16/00176/FP sought permission for the relocation of existing waste storage facility including the construction of open fronted storage sheds and hardstandings for the placement of roll on, roll off skips. This application was granted planning permission in June 2016.
- 2.25 Planning application 16/00223/FP sought permission for the erection of a portable office accommodation to include welfare facilities, a new standalone hand car wash facility and parking for 65 rental spaces. This application was withdrawn in May 2016.
- 2.26 Planning application 17/00138/FP sought permission to vary condition 11 (drainage strategy) attached to planning permission 16/00032/FPM. This application was granted in April 2017.
- 2.27 Planning application 17/00501/FP sought permission for the erection of a single storey Use Class B1/B2 (Business/General Industry) unit. This application was granted planning permission in September 2017.
- 2.28 Lawful Development Certificate application 17/00632/CLPD sought to determine whether or not the construction of a mezzanine floor extension to an existing industrial unit required planning permission. This application was granted in November 2017.
- 2.29 Planning application 17/00633/FP sought permission for the installation of new windows to south western elevation. This application was granted planning permission in November 2017.
- 2.30 Discharge of condition application 18/00105/COND sought to discharge condition 13 (Landscaping) attached to planning permission number 16/00032/FPM. This application was granted in March 2018.
- 2.31 Planning application 18/00303/OP sought outline permission for the erection of a new data centre and associated infrastructure with all matters reserved. This application was withdrawn in April 2019.
- 2.32 Planning application 18/00153/FPM for the erection of a two storey modular office building with associated boundary treatments, hard landscaping and services. This application was granted temporary two year permission in March 2018.



- 2.33 Advertisement consent application 19/00471/AD seeks consent for the erection of an internally illuminated MBDA signage and alterations to existing signage. This application is pending consideration.

### **3. THE CURRENT APPLICATION**

- 3.1 An application (18/00153/FPM) was previously submitted for a two-storey modular office building. This application was granted temporary planning permission the reason being that the development was not considered to be of high quality design and it failed to meet the objectives of both the adopted Local Plan (2019) and the NPPF. However, it was appreciated that MBDA at the time had emphasised the importance of delivering this development in order to meet their business and commercial needs and to do this they advised that they needed to deliver a development within a short period of time. Consequently, a temporary permission was deemed appropriate whilst a more high quality permanent building could be provided at the site.
- 3.2 This application which has been submitted to the Council is for the proposed retention of the existing flat roof modular office building to serve MBDA. The development also seeks full permission for the erection of a first floor level extension to the modular office building combined with the installation of a horizontal brise soleil ('sun breaker') external screening system at first floor level. This application before the Council as such is seeking permission to make the modular offices on the site permanent.
- 3.3 The proposed building combined, once completed, would measure approximately 43.82m in length and span 24.93m in width with a floor area of approximately 2,142.2 sq.m over the two floors. In terms of height, the proposed building as measured from finished ground floor level would be approximately 7.37m. The proposal also comprises the erection of security fencing and additional secure cycle parking provision.
- 3.4 The application comes before the planning committee for consideration as it is a major application.

### **4. PUBLIC REPRESENTATIONS**

- 4.1 As a major planning application, the proposal has been publicised by way of letters to adjoining premises, site notices and a press notice. At the time of drafting this report no responses have been received.

### **5. CONSULTATIONS**

#### **5.1 Hertfordshire County Council as Highways Authority**

- 5.1.1 There are no highways issues associated with the proposed development.

#### **5.2 Lead Local Flood Authority**

- 5.2.1 It is considered that the proposed drainage scheme which has been submitted to the Council is acceptable subject to the imposition of a condition on any permission issued. This condition will require the drainage scheme to be constructed in accordance with the details submitted and to submit a management and maintenance plan.

#### **5.3 Environmental Health Department**

- 5.3.1 It is recommended that if planning permission were to be granted, conditions should be imposed to any permission issued. These conditions would relate to contamination and hours of construction.

## **5.4 Thames Water**

- 5.4.1 The developer will need to follow the sequential approach to the disposal of surface water. In regards to the waste water network and waste water process infrastructure capacity, there are no concerns with the proposed development.

## **5.5 Affinity Water**

- 5.5.1 The proposed development site is located near an Environment Agency defined groundwater Source Protection Zone. This is a public water supply, comprising a number of chalk abstraction boreholes operated by Affinity Water. Therefore, if permission were to be granted, a number of conditions should be imposed to ensure there is no risk of contaminants entering ground water.

# **6. RELEVANT PLANNING POLICIES**

## **6.1 Background to the Development Plan**

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
  - Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
  - The Stevenage Borough Local Plan 2011-2031 (2019) (Adopted Local Plan).
- 6.1.2 The National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework.
- 6.1.3 In considering the policy implications of any development proposal, the Local Planning Authority will assess each case on its individual merits.

## **6.2 Central Government Advice**

- 6.2.1 A revised National Planning Policy Framework (NPPF) was published in February 2019. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 213 of the NPPF applies which states that due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.
- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.
- 6.2.3 In addition to the NPPF, advice in Planning Practice Guidance must also be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 11 of the National Planning Policy Framework

requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

### **6.3 Adopted District Plan**

SP1: Presumption in favour of sustainable development;  
SP2: Sustainable development in Stevenage;  
SP3: A strong, competitive economy;  
SP8: Good design;  
SP11: Climate change, flooding and pollution;  
EC1: Allocated sites for employment development;  
EC2: Gunnels Wood Employment Area and Edge-of-Centre Zone;  
EC4: Remainder of Gunnels Wood;  
EC5: Active frontages and gateways;  
IT5: Parking and Access;  
FP1: Climate Change;  
FP2: Flood risk in Flood Zone 1;  
FP5: Contaminated Land;  
FP7: Pollution;

### **6.4 Supplementary Planning Documents**

Parking Provision SPD (2012).

## **APPRAISAL**

7.1 The main issues for consideration in the determination of the application are its acceptability in land use policy terms, impact on visual amenity; Impact on residential amenities; parking provision; means of access and highway safety; impact on the environment and flood risk.

### **7.2 Land use policy considerations**

7.2.1 The application site is located within the Gunnels Wood Road Employment Area as identified in the Stevenage Borough Local Plan 2011-2031 (adopted 2019). Given this, the National Planning Policy Framework 2019 (NPPF) states that significant weight should be placed on both the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. Due to the site falling within a designated employment area, Policies EC1 and EC4 the adopted Local Plan (2019) apply in this instance. Policy EC1: Allocated sites for employment development identifies the application site to deliver 4000 sq.m of B1(b) Research and Development and/or B1(c) Light industry. Policy EC4 sets out acceptable uses in the employment areas. These approved uses include Use Classes B1(c) light industry, B2 general industry and B8 storage and distribution. Notwithstanding this, Policy EC4, states that planning permission for B1(a) offices will only be granted as an exception to criterion a where:-

- i. it is ancillary to a B1(b), B2 or B8 use;
- ii. essential to the continued operation of an established B1(a) use; or
- iii. a sequential test clearly demonstrates that no suitable sites are available in more accessible locations.

7.2.2 With regards to the proposed development, it is noted that it seeks permission for the erection of B1(a) office floorspace. Given this, the development would not technically be in accordance with Policy EC1 of the adopted Local Plan (2019). However, the principle of office development on this site has already been established under

planning permission 18/00153/FPM as it was considered essential to the continued operation of MBDA where staff were being relocated from the existing office space within the campus. The reason for this is that some of the floorspace within the campus is currently being reconfigured for specialist activities and therefore, the existing office building combined with the erection of a first floor extension (which in principle has approval) will allow MBDA to continue to operate whilst specific areas of floorspace within the campus are undergoing reconfiguration.

- 7.2.3 Given the above, it can be seen from this assessment that the proposal fully accords with the land use policies in the adopted Local Plan (2019) and is also supported by the NPPF.

### **7.3 Impact on visual amenity**

- 7.3.1 Paragraph 127 of the NPPF 2019 stipulates that planning decisions should ensure development function well and adds to the overall quality of the area, not just in the short term but over the lifetime of the development. It also sets out that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping is sympathetic to local character and history, including the surrounding built environment and landscape setting. In addition, the NPPF sets out that developments should establish or maintain a strong sense of place, using arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. It also stipulates that development should optimise the potential of the site to accommodate and sustain an appropriate mix of development and finally, create places that are safe, inclusive and accessible.

- 7.3.2 Paragraph 130 of the NPPF states that “permission should be refused for development of poor design that fail to make available opportunities for improving the character and quality of an area and the way it functions”.

- 7.3.3 Policy GD1 of the Local Plan (2019) generally reflects the above policy. Turning to Gunnels Wood Road specifically, Policy EC5: Active frontages and gateways of the Local Plan states that planning permission for the (re-) development of sites with a frontage along, in this case Gunnels Wood Road, will be granted where:-

a. Proposals face directly onto the identified road and provide active frontages and natural surveillance;

b. Buildings are not set back significantly from the identified road;

c. Car parking and service areas are located away from the street frontage of the identified road;

d. On corner plots, where the roads intersect, schemes incorporate landmark architecture and gateway features wherever this would be compatible with the proposed use(s).

- 7.3.4 The application site is located on land which is owned and operated by MBDA. The application site currently consists an existing single-storey modular office building which was implemented as part of planning permission 18/00153/FPM. The site itself is currently enclosed by a 2.5m high security fence and is bordered by a modern three-storey office building and mature landscaping which runs parallel with Gunnels Wood Road and an internal road. To the west and south-west of the application site are three-storey office buildings, business and industrial units and surface car parking.

- 7.3.5 The existing warehouse and industrial buildings are generally uniform in design, constructed from profiled sheet metal cladding and windows which run horizontally within the elevations. The buildings also have roller shutters on the western elevation. The existing offices within the MBDA campus are generally modern in design and articulated in built form, constructed from either brick or steel cladding, with large areas of glazing and full height glazed entrance features.
- 7.3.6 The development site is located in close proximity to the modern three-storey office building, approximately 41m from the cycle track which runs along the edge of Gunnels Wood Road. The development, where the principle of a two-storey office building has already been established, seeks the erection of a first floor extension to the existing detached single-storey modular office building. The dimension of the development as combined is specified under paragraph 3.2 of this report. The extension to the modular offices would be constructed in similar materials to the existing modular build which is powder coated steel with the roof finished in a single-ply membrane. The rainwater good and guttering would be PVC finished in black and grey PVCu windows and steel doors.
- 7.3.7 However, in order to improve the visual appearance of the modular offices, the applicant is looking to install a brise soleil louvers (finished in grey, silver, green and yellow) screening system at first floor level. The screening system would wrap around the southern, eastern and western elevations. The northern elevation of the development would not be screened with the brise soleil as this elevation is not readily visible from the public realm. In addition, the applicant is also looking to install fibre cement cladding with a vertical striped texture to further improve the architectural composition of the building. Additionally, the brise soleil system would also make the development more sustainable as it would help to control heat levels within the building which would help to reduce the requirement of utilising air conditioning units in the warmer months.
- 7.3.8 The utilisation of the brise soleil combined with the textured fibre cement cladding to the building would significantly improve its visual appearance. This is because it would give the building a temporary modern appearance and would help to break up visual mass. In addition, the use of the contrasting colours of the brise soleil louvers also helps to add variety and interest into the visual appearance of the building. In addition, the colours adopted for the Brise Soleil give the building a softer appearance. Following negotiations with the applicant, they are also seeking to improve soft landscaping as part of this development in accordance with Policy EC5. As such, through enhancements to existing soft landscaping combined with additional soft landscaping would help to better define the site's boundary with Gunnels Wood Road. Additionally, the provision of an enhanced landscape strategy would further help to soften the appearance of the building.
- 7.3.9 In addition to this, and through negotiations with the applicant, they have also submitted an advertisement consent application (19/00471/AD) to improve signage at the site's entrance of Gunnels Wood Road in accordance with Policy EC5. Whilst this application has not been determined, it shows the applicant has been willing to work with the Council in order to overcome its original concerns over the appearance of the modular offices as detailed under temporary permission 18/00153/FPM.
- 7.3.10 Given the aforementioned assessment, it is considered that the proposed development would not have a detrimental impact on the character and appearance of the site or the visual amenities of the area. Therefore, it would be in accordance with Policies GD1 and EC5 of the adopted Local Plan (2019), the NPPF (2019) and PPG (2014).

## **7.4 Impact on residential amenity**

- 7.4.1 The application site is located within the established employment area of Gunnels Wood Road. Given this, combined with the fact that the nearest residential properties in Norton Green are located 430m away and positioned the other side of the A1(M), the proposed development would not have a detrimental impact on the residential amenities of the nearest residential properties.

## **7.5 Parking Provision**

- 7.5.1 The Council's Parking Standards SPD (2012) sets out the maximum level of parking requirements for Class B1a (office) developments. The car parking standards which are required for such development is 1 space per 30m<sup>2</sup> of gross floor area. In this regard, a maximum of 72 spaces would be required to serve the proposed development. However, given the application site is located within a non-residential accessibility zone, the requirement can be reduced to between 75% and 100% of the maximum giving a requirement of between 54 spaces to 72 spaces.
- 7.5.2 The proposed development does not seek to create any additional employment. This is because the proposed development, as set out in paragraph 7.2.2, will provide office space for existing staff who are being relocated from within the existing MBDA campus. This is due to some existing office space being reconfigured for specialist activities which are to be conducted on the site and which would be occupied by existing staff. Notwithstanding this, there is a significant amount of off-street parking (including disabled parking) available within the MBDA campus which would be accessible to persons who will be working within the new office building. In terms of the siting of the building itself, this is on an area of unused brownfield scrub land and therefore, it does not result in the loss of any existing parking within the site.
- 7.5.3 In terms of cycle parking, the Parking Standards SPD requires 1 short-term space per 500m<sup>2</sup> of gross floor area plus 1 long-term space per 10 full time staff. Taking this into consideration, there would be a requirement of 4 cycle spaces. The proposed would be served by 48 additional secure cycle parking spaces to the north of the existing office building as detailed on the submitted drawings. The additional cycle parking provision was secured as a requirement under planning permission 18/00153/FPM. This secure cycle parking area has now been implemented as part of the aforementioned permission.
- 7.5.4 In addition, the applicant has also provided shower facilities within the offices. Given this, whilst the applicant is not providing any additional off-street parking, they have sought to encourage staff to cycle to the offices in order to encourage a modal shift from the private car to create a sustainable form of development.

## **7.6 Means of access and highway safety**

- 7.6.1 The application site would be served by the existing access road off the A1072 Gunnels Wood Road which is a designated distributor Road. The existing access and egress arrangement off Gunnels Wood Road is of an industrial standard so it is currently of sufficient width to accommodate the traffic generated from the site. The proposed development does not seek to amend or alter this existing arrangement.
- 7.6.2 Turning to highway safety, the existing access currently has sufficient vehicle-to-vehicle visibility due to the road's industrial design. The access road also comprises the combined verge and cycleway/footway which runs parallel with Gunnels Wood Road. Again, due to the design of this road, there is currently a wide envelope that provides an acceptable level of pedestrian visibility. Taking this into consideration, the

existing arrangement as considered by Hertfordshire County Council (HCC) as the Highways Authority accords with the standards set out in the Manual for Streets.

- 7.6.3 Turning to the traffic generation from the development, the applicant has confirmed that the proposed development will not generate any additional employment. The proposed development is only to support the existing operations of the MBDA site. Taking this into consideration, the proposed development would not change the level of traffic which is currently generated from the application site.
- 7.6.4 In terms of access for emergency vehicles, it is considered that all parts of the building are within 45 metres from the principal road or internal access road. In addition, the geometrical layout of the internal roads would be able to accommodate the safe manoeuvrability of emergency vehicles within the site without prejudicing highway safety. In relation to pedestrian access, the proposed development seeks to retain the existing access point from Gunnels Wood Road. Therefore, persons cycling to work would still be able to access the site from Gunnels Wood Road.
- 7.6.5 Taking into consideration of the above, the proposed development as confirmed by HCC as the Highways Authority would not have a detrimental impact on the safety and operation of the highway network.

## **7.7 Impact on the environment**

- 7.7.1 The application site is located on previously developed land so there is the potential presence of contamination. Taking this into consideration, the Council's Environmental Health Officer has recommended that a condition be imposed stipulating that during the construction phase of the development, if any contamination is identified they will be required to undertake an investigation and to provide any relevant remediation measures which has to be agreed in writing by the Council. This will ensure that in the event any potential contaminants are identified, they are mitigated against and that the health of person(s) working on-site (both construction contractors and office workers) the wider environment and buildings are protected.
- 7.7.2 Separate to the above, it is recommended that a condition be imposed restricting the hours of construction on-site. This is to ensure that the amenities and operation of nearby businesses are protected during the construction phase of the development.

## **7.8 Development and flood risk**

- 7.8.1 The application site is located in Flood Zone 1 within the Environment Agency's flood risk map. Flood Zone 1 is defined as land having less than 1 in 100 annual probability of flooding. Therefore, all developments are generally directed to Flood Zone 1. Notwithstanding this, the application which has been submitted to the Council is classified as a Major, therefore, in line with the Town and Country Planning (General Development) (Procedure) (England) Order 2015, the applicant has provided a Sustainable Urban Drainage Strategy.
- 7.8.2 The Sustainable Urban Drainage Strategy (SuDS) would comprise of an underground attenuation tank with a controlled discharge system in place. The system has been designed to ensure that surface water run off generated on site can be managed within the boundary without causing flooding on and off site for rainfall events up to 1 in 100 years plus 30% for climate change, with greenfield discharge rates to the surface water sewer of 1.9 l/s for the site.
- 7.8.3 Following consultation with the Lead Local Flood Authority (LLFA), they have advised that the applicant has provided an appropriate sustainable drainage scheme.

Furthermore, the LLFA has also recommended that a condition be imposed to require the development to be carried out in accordance with the drainage strategy.

## **7.9 Trees and Landscaping**

7.9.1 There are currently no trees or areas of substantial soft landscaping within the development site which would be affected by the development. However, there is a mature hedgerow which runs along the western boundary of the MBDA site which forms a natural screen. This hedgerow will be retained as part of the development to ensure that it is generally screened from the public realm.

7.9.2 In addition to the above, the applicant has detailed in the application submission the provision of additional soft landscaping including new trees in order to soften the appearance of the development as viewed from Gunnels Wood Road. As such, if permission was to be granted it is recommended a condition be imposed requiring full details of the landscaping strategy which would be utilised as part of the development.

## **7.10 Other matters**

### Sustainable construction and climate change

7.10.1 Policy FP1 of the adopted Local Plan (2019) stipulates that development that planning permission will be granted for development that can incorporate measures to address adaptation to climate change. New developments will be encouraged to include measures such as:

- Ways to ensure development is resilient to likely variations in temperature;
- Reducing water consumption to no more than 110 litres per person per day, including external water use;
- Improving energy performance of buildings;
- Reducing energy consumption through efficiency measures;
- Using or producing renewable or low carbon energy from a local source; and
- Contributing towards reducing flood risk through the use of SuDS or other appropriate measures.

7.10.2 The applicant has confirmed that due to the modular construction of the building and its design, it would achieve high levels of air tightness and thermal insulation. The development would have a suitable sustainable drainage system in order to reduce the risks of surface water flooding. In addition, the building would utilise energy efficient lighting and water efficient systems with the toilets and shower rooms. Furthermore, the installation of the brise soleil screening system would also help to control thermal comfort levels within the building and would help to reduce energy consumption. Given the aforementioned measures, the proposed development would be considered to be adaptable to climate change and would be a sustainable form of development.

## **8 CONCLUSIONS**

8.1 In principle, it is considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. In addition, 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.

8.2 In terms of impact on residential amenity, due to the development's siting and position and separation distance to the nearest residential properties in Norton Green, the proposal would not harm the amenities of residential properties. In addition, the proposed development would not prejudice the safety and operation of the highway



network. Further to this, the proposed development, subject to appropriate conditions, would ensure that land contamination, if found, can be adequately controlled by the Council. Finally, in relation to sustainable drainage, the proposed development would have adequate SuDS 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.

- 8.3 Given the above, the proposed development accords with the Policies contained within the adopted Local Plan (2019), the Council's Supplementary Planning Documents, the NPPF (2019) and PPG (2014).

## 9 RECOMMENDATIONS

- 9.1 That planning application be GRANTED subject to the following conditions:

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

A010 P2; A011 P2; A012 P2; A013 P2; A014 P2; A015 P2; A016 P2; A017 P2; A018 P2.

**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 materials to be used in the construction of the development hereby permitted shall be in accordance with the details as specified in the application submission unless otherwise agreed in writing by the Local Planning Authority.

**REASON:-** To ensure the temporary developments visual impact on the street scene of Gunnels Wood Road is minimised.

4. 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 5, 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 6.

**REASON:-** To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, 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.

**REASON:-** To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, the approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any 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.

**REASON:-** To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

7. 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.

**REASON:-** To protect the amenities of adjoining land users.

8. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy Statement, prepared by AVIE Consulting Ltd dated 20.04.18, Rev No. A, and the following mitigation measures:

1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 30% for climate change event.
2. Implement drainage strategy based on restricted surface water discharge at 1.9l/s and an attenuation tank as indicated on the Proposed Drainage Layout, Drawing No. P2484-01-01, Rev C.

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 storage of and disposal of surface water from the site.

9. Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangement, 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 a 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 operation of the scheme throughout its lifetime.

**REASON:-** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

10. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

**REASON:-** In order to protect groundwater from potential contamination which may be present in the application site.

11. If contamination is found on or nearby the site, the disposal of surface water via infiltration is not recommended.

**REASON:-** In order to protect groundwater from potential contamination which may be present in the application site.

12. Any work involving excavations below the chalk groundwater table (for example piling or the implementation of a geothermal open/closed loop system) should be avoided. If these are necessary, a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer.

**REASON:-** In order to protect groundwater from potential contamination which may be present in the application site.

13. Excavations are also likely to generate turbidity in the chalk aquifer, which could travel to the public water abstraction point and cause disruption to the service. Mitigation measures should be secured by way of condition to minimise the risk. The applicant would need to give Affinity Water 15 days prior notification in advance of any such work, in order to intensify Affinity Waters monitoring and plan potential interruption of the service.

**REASON:-** In order to protect groundwater from potential contamination which may be present in the application site.

14. Prior to the erection of the first floor extension to the modular office building, the applicant is to notify in writing the Local Planning Authority the date of commencement of works. Within six months from the date of the notification, the applicant is to install the Brise Soleil screening system as detailed in the approved drawing.

**REASON:** In order to enhance the appearance of the building and to ensure the development does not have a detrimental impact on the character and appearance of the area.

15. Within six months of implementation of development a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all existing trees on the land and details showing all

trees to be removed (if any) together with details of all new planting to take place including species, size and method of planting. All planting, seeding or turfing comprised in the approved details of landscaping scheme 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.

16. 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.

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

#### **Pro-active statement**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **10 BACKGROUND DOCUMENTS**

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and Stevenage Design Guide adopted October 2009.
3. Stevenage Borough Local Plan 2011-2031 adopted 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 19/00113/FP  
Date Received : 21.02.19  
Location : Land To Rear Of 1 Aspen Close Stevenage Herts SG2 8SJ  
Proposal : Erection of 1 no 5 bed detached dwelling  
Date of Decision : 09.08.19  
Decision : **Planning Permission is GRANTED**
2. Application No : 19/00269/TPTPO  
Date Received : 02.05.19  
Location : 11 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Fell 1no. Cedar (T1) protected by TPO 72  
Date of Decision : 01.08.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
3. Application No : 19/00278/FP  
Date Received : 07.05.19  
Location : 222 Jessop Road Stevenage Herts SG1 5LZ  
Proposal : Change of use from Highway land to residential garden use  
Date of Decision : 07.08.19  
Decision : **Planning Permission is GRANTED**

4.      Application No :      19/00345/FP  
Date Received :      05.06.19  
Location :      Land To The North Of Stevenage Bioscience Catalyst Gunnels  
Wood Road Stevenage Herts  
Proposal :      Temporary planning permission for the erection of a single floor  
modular building to provide 993sqm of B1 floorspace for  
laboratory use, provision of 31 additional car parking spaces,  
creation of a new internal access road, and other associated  
works.  
Date of Decision :      19.08.19  
Decision :      **Planning Permission is GRANTED**
5.      Application No :      19/00351/FPH  
Date Received :      09.06.19  
Location :      64 Broom Walk Stevenage Herts SG1 1UU  
Proposal :      Proposed erection of outbuilding in rear garden  
Date of Decision :      14.08.19  
Decision :      **Planning Permission is GRANTED**
6.      Application No :      19/00352/FPH  
Date Received :      10.06.19  
Location :      92 Lonsdale Road Stevenage Herts SG1 5ET  
Proposal :      Demolition of existing conservatory and erection of single storey  
rear extension  
Date of Decision :      07.08.19  
Decision :      **Planning Permission is GRANTED**

7. Application No : 19/00357/FP  
Date Received : 12.06.19  
Location : Chells Manor House Chells Lane Stevenage Herts  
Proposal : Erection of an oak framed detached office building  
Date of Decision : 06.08.19  
Decision : **Planning Permission is REFUSED**  
For the following reasons  
  
The proposal development by virtue of the size and siting of the proposed timber building is considered to have a detrimental impact upon the setting of the grade II\* listed Chells Manor, thereby harming its significance. The proposal, therefore, fails to accord with Policy SP13 of the Stevenage Borough Local Plan 2011-2031 or the advice contained in paragraphs 194, 195 and 196 of the National Planning Policy Framework (2019) and within the National Planning Practice Guidance (2014).
8. Application No : 19/00361/CLED  
Date Received : 13.06.19  
Location : 34 Park View Stevenage Herts SG2 8PS  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 01.08.19  
Decision : **Certificate of Lawfulness is APPROVED**
9. Application No : 19/00364/FPH  
Date Received : 14.06.19  
Location : 26 Pound Avenue Stevenage Herts SG1 3JA  
Proposal : Part two storey and part single storey rear extension with side window on outer elevation  
Date of Decision : 15.08.19  
Decision : **Planning Permission is GRANTED**

10. Application No : 19/00366/FPH  
Date Received : 14.06.19  
Location : 8 Granby Road Stevenage Herts SG1 4AR  
Proposal : Part two storey, part first floor side/rear extension, including conversion of existing garage and insertion of a mezzanine floor.  
Date of Decision : 09.08.19  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
  
The proposed extension, by virtue of the flat roof design, would result in an incongruous form of development which would be detrimental to the architectural composition of the application property as well harmful to the character and appearance of the area. It would, therefore, be contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011-2031 Publication Draft, January 2016, Chapter 6 of the Council's Design Guide SPD (2009), the National Planning Policy Framework 2019 and the Government's Planning Practice Guidance (2014)
11. Application No : 19/00367/CLPD  
Date Received : 18.06.19  
Location : 41 Bude Crescent Stevenage Herts SG1 2QJ  
Proposal : Certificate of Lawfulness for pitched roof to garage to facilitate conversion to habitable accommodation  
Date of Decision : 15.08.19  
Decision : **Certificate of Lawfulness is APPROVED**
12. Application No : 19/00369/FP  
Date Received : 19.06.19  
Location : Caswell House Cavendish Road Stevenage Herts  
Proposal : Variation of condition 1 (approved drawings) and condition 3 (car parking spaces) attached to planning permission reference 18/00283/FP  
Date of Decision : 07.08.19  
Decision : **Planning Permission is GRANTED**



13. Application No : 19/00372/FP  
Date Received : 21.06.19  
Location : 101 Bude Crescent Stevenage Herts SG1 2QN  
Proposal : Change of use from public amenity land to residential use  
Date of Decision : 08.08.19  
Decision : **Planning Permission is GRANTED**
14. Application No : 19/00374/COND  
Date Received : 21.06.19  
Location : 85 -103 Queensway Town Centre Stevenage Herts  
Proposal : Discharge of condition 3 (Sample Materials) attached to planning permission reference number 18/00268/FPM  
Date of Decision : 05.08.19  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
15. Application No : 19/00375/COND  
Date Received : 21.06.19  
Location : 85 - 103 Queensway Town Centre Stevenage Herts  
Proposal : Discharge of condition 4 (Materials) attached to planning permission reference number 18/00508/FP  
Date of Decision : 05.08.19  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 19/00376/COND  
Date Received : 21.06.19  
Location : 85 - 103 Queensway Town Centre Stevenage Herts  
Proposal : Discharge of condition 6 (Materials) attached to planning permission reference number 18/00390/FP  
Date of Decision : 05.08.19  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

17. Application No : 19/00378/FP

Date Received : 24.06.19

Location : The Gatehouse Rectory Lane Stevenage Herts

Proposal : Erection of 1no. two bedroom dwelling

Date of Decision : 19.08.19

Decision : **Planning Permission is REFUSED**  
For the following reason(s);

The proposed dwellinghouse does not reflect the scale, form or pattern of development within the Conservation Area and it would also further erode the open character of this part of the Conservation Area. If approved the proposed dwellinghouse would substantively harm the significance of the St Nicholas and Rectory Lane Conservation Area. The proposal is therefore contrary to Policies SP8, SP13, HO5, GD1 and NH10 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the St Nicholas and Rectory Lane Conservation Area Management Plan SPD (2012), the NPPF (2019) and PPG (2014).

The proposed dwellinghouse, due to its siting and proximity to The Gatehouse combined with its overall height and scale would appear overbearing and harmful to the outlook of the occupiers of this property. In addition, it would generate an unacceptable level of overshadowing to the private garden area and dining room area of The Gatehouse which would result in a poor living environment for the occupiers of this property. .Therefore, the proposed development is contrary to Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011 - 2031 adopted 2019, Chapter 5 of the Council's Design Guide SPD (2009), the NPPF (2019) and PPG (2014).

18. Application No : 19/00381/HPA

Date Received : 24.06.19

Location : 64 Haycroft Road Stevenage Herts SG1 3JJ

Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.0 metres for which the maximum height will be 3.06 metres and the height of the eaves will be 2.8 metres.

Date of Decision : 05.08.19

Decision : **Prior Approval is REQUIRED and REFUSED**

The proposed extension would connect to the existing rear projection of the original dwellinghouse which when combined would result in a single storey side extension that would be more than half the width of the original dwellinghouse. The proposal would therefore, require planning permission by virtue of Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

19. Application No : 19/00383/FP  
Date Received : 25.06.19  
Location : 36 Fellowes Way Stevenage Herts SG2 8BW  
Proposal : Erection of 1no. one bedroom bungalow  
Date of Decision : 20.08.19  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
  
The proposed dwelling, by virtue of its siting, height and forward projection would be unduly prominent when viewed in the street scene and thereby harmful to the openness of this part of Fellowes Way. The development is, therefore, contrary to Policies GD1 and HO5 of Stevenage Borough Local Plan 2011 - 2031 (adopted 2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014)
20. Application No : 19/00385/FPH  
Date Received : 26.06.19  
Location : 25 Lonsdale Road Stevenage Herts SG1 5DA  
Proposal : Part two storey, part single storey rear and single storey front extensions  
Date of Decision : 21.08.19  
Decision : **Planning Permission is GRANTED**
21. Application No : 19/00386/FPH  
Date Received : 27.06.19  
Location : 12 Mackenzie Square Stevenage Herts SG2 9TT  
Proposal : Single storey rear extension  
Date of Decision : 12.08.19  
Decision : **Planning Permission is GRANTED**

22. Application No : 19/00394/FPH  
Date Received : 02.07.19  
Location : 14 East Reach Stevenage Herts SG2 9AU  
Proposal : Single storey front extension  
Date of Decision : 19.08.19  
Decision : **Planning Permission is GRANTED**
23. Application No : 19/00395/HPA  
Date Received : 02.07.19  
Location : 10 Badgers Close Stevenage Herts SG1 1UH  
Proposal : Single storey rear conservatory which will extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height will be 3.6 metres and the height of the eaves will be 2.5 metres  
Date of Decision : 05.08.19  
Decision : **Prior Approval is NOT REQUIRED**
24. Application No : 19/00405/CLPD  
Date Received : 08.07.19  
Location : 17 Kennett Way Stevenage Herts SG1 3XU  
Proposal : Certificate of lawfulness for loft conversion with rear facing dormer window and roof lights in front roof slope  
Date of Decision : 12.08.19  
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 19/00406/FPH  
Date Received : 08.07.19  
Location : 49 Woodland Way Stevenage Herts SG2 8BU  
Proposal : Single storey front, rear and side extension  
Date of Decision : 15.08.19  
Decision : **Planning Permission is GRANTED**

26. Application No : 19/00413/FPH  
Date Received : 09.07.19  
Location : 17 Kennett Way Stevenage Herts SG1 3XU  
Proposal : Single storey rear and side extension  
Date of Decision : 21.08.19  
Decision : **Planning Permission is GRANTED**
27. Application No : 19/00414/FPH  
Date Received : 10.07.19  
Location : 17 Colestrete Close Stevenage Herts SG1 1RG  
Proposal : Single storey front extension  
Date of Decision : 15.08.19  
Decision : **Planning Permission is GRANTED**
28. Application No : 19/00418/FP  
Date Received : 11.07.19  
Location : 81 Bude Crescent Stevenage Herts SG1 2QL  
Proposal : Change of use from amenity land to residential for additional parking space and garden  
Date of Decision : 20.08.19  
Decision : **Planning Permission is GRANTED**
29. Application No : 19/00419/NMA  
Date Received : 11.07.19  
Location : 6 Lodge Way Stevenage Herts SG2 8DB  
Proposal : Non Material Amendment to planning application 16/00427/FPH to change the rear roof of the two storey extension to a hip from a gable, introduction of larger bi fold doors in the Kitchen/Diner and new high level window to the side serving the kitchen.  
Date of Decision : 09.08.19  
Decision : **Non Material Amendment AGREED**

30. Application No : 19/00439/CLPD  
Date Received : 19.07.19  
Location : 40 Shephall Way Stevenage Herts SG2 9QL  
Proposal : Certificate of Lawfulness for proposed single storey rear extension  
Date of Decision : 07.08.19  
Decision : **Certificate of Lawfulness is APPROVED**
31. Application No : 19/00446/COND  
Date Received : 24.07.19  
Location : 2 Whitney Drive Stevenage Herts SG1 4BG  
Proposal : Discharge of condition 3 (Materials) attached to planning permission reference number 15/00370/FP  
Date of Decision : 12.08.19  
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
- Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.
- The case officer's letter is attached providing further information.
32. Application No : 19/00452/HPA  
Date Received : 29.07.19  
Location : 9 Cabot Close Stevenage Herts SG2 0ES  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4 metres, for which the maximum height will be 4 metres and then height of the eaves will be 3 metres.  
Date of Decision : 15.08.19  
Decision : **Prior Approval is REQUIRED and GIVEN**

33. Application No : 19/00470/CLPD  
Date Received : 07.08.19  
Location : 40 Shoreham Close Stevenage Herts SG1 2JF  
Proposal : Certificate of lawful development for garage conversion  
Date of Decision : 19.08.19  
Decision : **Certificate of Lawfulness is APPROVED**

## **BACKGROUND PAPERS**

1. The application files, forms, plans and supporting documents having the reference number relating to these items.
2. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Responses to consultations with statutory undertakers and other interested parties.
5. Central Government advice contained in the National Planning Policy Framework February 2019 and National Planning Practice Guidance 2014 (as amended).
6. Letters received containing representations.

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**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:** Wednesday 4 September 2019

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

Author – Linda Sparrow 01438 242837

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – David Rusling 01438 242270

### **1. APPEALS RECEIVED**

1.1 None.

### **2. DECISIONS AWAITED**

- 2.1 18/00461/ENF, 4 Oakdell. Appeal against serving of Enforcement Notice relating to the construction of a timber bridge over the brook.
- 2.2 19/00165/FP, Land at 68 Wildwood Lane. Appeal against refusal of planning permission for the demolition of existing double garage. Erection of detached three-bedroom house and integral garage. Erection of replacement single garage to no. 68.
- 2.3 17/00730/ENF, 18b Boulton Road. Appeal against serving of Enforcement Notice relating to an unauthorised gym operating from the premises.

### **3. DECISIONS RECEIVED**

3.1 None.

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