



PLANNING AND DEVELOPMENT COMMITTEE

Date: Thursday, 12 February 2026
Time: 6.30pm,
Location: Council Chamber
Contact: committees@stevenage.gov.uk

Members: Councillors: Claire Parris (Chair), Carolina Veres (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Peter Clark, Coleen DeFreitas, Akin Elekolusi, Lynda Guy, Rob Henry, Ellie Plater and Nigel Williams

AGENDA

PART 1

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

2. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the Minutes of the previous meeting held on 2 December 2025

3 – 14

3. 26/00002/FP - STEVENAGE SWIMMING POOL, ST GEORGES WAY

To consider the partial demolition of existing Swimming Centre.

15 – 26

4. 25/00894/FP AND 25/00895/AD KING GEORGE V PLAYING FIELD, TENNIS COURTS, SISH LANE

To consider the construction of 3G non-infill floodlit play zone, including hard standing area and sports fencing.

To consider the display of 13no. non illuminated vinyl banners to play zone.

27 – 44

5. 25/00896/FP - STEVENAGE BOROUGH COUNCIL DEPOT, CAVENDISH ROAD

To consider the erection of covered storage building for household waste.

45 – 58

6. 25/00814/FPH - 1 OAKFIELDS CLOSE, STEVENAGE

To consider the erection of single storey front extension.
59 – 68

7. 25/00869/CLPD - 467 ARCHER ROAD, STEVENAGE

To consider the Lawful Development Certificate (Proposed) for internal alterations to dwelling and alterations to fenestration.
69 – 74

8. INFORMATION REPORT - DELEGATED DECISIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
75 – 104

9. 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.
105 – 106

10. URGENT PART I BUSINESS

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

11. 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.

12. URGENT PART II BUSINESS

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

STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday, 2 December 2025

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Claire Parris (Chair), Carolina Veres (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Ellie Plater and Nigel Williams

Start / End Time: Start Time: 6.30pm
End Time: 7.50pm

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

Apologies for absence were received from Councillors Peter Clark and Forhad Chowdhury.

2 **MINUTES - 28 OCTOBER 2025**

The Minutes of the meeting of the Planning & Development Committee held on 28 October 2025 were agreed as a correct record and signed by the Chair.

3 **25/00400/FPM - MAXWELL ROAD, STEVENAGE, SG1 2EW**

The Chair of the Committee welcomed and introduced the public speakers. It was noted that in agreement with the Chair and Vice Chair, there would be one speaker in favour of the application and two speakers against the application.

It was noted that the Council had received a late representation from MRPP on behalf of Tesco Stores Limited, and in consultation with the Chair it was agreed that the representation was referred to the Committee.

The Chair introduced Lady Norma Somers to address the Committee.

Lady Somers, the owner of the Grade II listed Broomin Green Farm, raised concerns about the proposed Lidl development. The speaker highlighted unclear land ownership and leasing arrangements, and questioned Lidl's legal position. She explained that the store had long operating hours, overnight lighting, noise from trolleys and HGV deliveries which would impact her home life and wellbeing. The traffic data was challenged, stating that it did not reflect real congestion at Maxwell Road and Gunnels Wood Road junction.

The Chair introduced Jill Borchers from Cycling UK to address the Committee.

It was noted that Cycling UK raised concerns about the lack of clear cycle access

routes into the site. It was noted that the plans did not show how cyclists would directly access the store from surrounding cycleways. It was further noted that Hertfordshire County Council (HCC) had agreed with Cycling UK to recommend a planning condition to require a safe cycle route into the site to be agreed before the development began. The speaker discussed that without this condition, the development would fail to support the wider cycle network or enable people to cycle safely to and within the site.

The Chair introduced Katie Russell-Smith, the planning agent representing the applicant.

The planning agent spoke in favour of the application, highlighting a new Lidl store located on an underused site, which would bring local jobs, investment and affordable shopping to the area. It was noted that the relationship with the nearby listed farmhouse had been considered, with officers judging any impact to be limited and manageable. Noise, lighting and delivery impacts had been assessed as acceptable with conditions proposed. She concluded that officers consider the benefits outweighed any harm and therefore recommended approval.

The Chair thanked all the speakers for their contributions and invited the Team Leader to respond.

The Committee adjourned for officers to consider some of the issues raised from the speakers.

The Team Leader then presented the Lidl application and outlined the proposal to demolish existing buildings and construct a new discount food store with parking, landscaping and associated works.

The Committee were shown images of the site, proposed layout and landscaping plans. Officers noted the late representations from Cycling UK and presented the committee with the relevant local plan policy, which explained how the proposed routes, crossings and connections met policy requirements.

Officers then responded to the late representation sent from MRPP on behalf of Tesco Stores Limited. Officers confirmed that allocated retail land outside of a town centre was not considered equivalent to town centre sites for the purpose of the retail sequential test, which had been supported by legal advice.

MRPP had also suggested a cumulative impact assessment should have been carried out in relation to the site allocated under Policy TC11. Officers stated they did not agree that such an assessment was required.

Officers also confirmed that the 40 full-time jobs created by the proposal were a genuine public benefit, though it was noted that Members should also consider any greater benefits that could arise from a policy compliant use of the site.

Officers noted that heritage impacts were addressed under Section 7.7 of the report, and any ownership issues would be followed up separately. Concerns regarding light impact and delivery hours were controlled through recommended Conditions 9 and

10.

A question was raised regarding whether any artefacts had been found in the area or how likely this would be in the future. Officers confirmed they were not aware of any discoveries and advised that the matter would be addressed through a planning condition.

Members asked for clarification about the term “limited assortment discount food retail store” and officers explained that it was the applicant’s description and a legal term for a retailer with a narrower range of products.

In response to a question regarding the number of disabled parking spaces, officers confirmed that the parking levels were set in accordance with the Council’s adopted Parking Provision Supplementary Planning Document, with the ratio detailed in Section 7.11 of the report.

Members raised a question regarding the location and hours of deliveries. Officers confirmed that the servicing bay would be on Maxwell Road, and that all deliveries and waste collection would be restricted to 7:00-23:00 daily in Condition 10.

Members discussed the cycling provision and questioned whether routes were practical given the steep gradients. Officers acknowledged this, and noted a suggested condition could be imposed to confirm gradient levels.

Members questioned the access from the site onto Maxwell Road, particularly for large vehicles, noting the dual carriageway was usually busy, and that HGVs may struggle to turn without encroaching on the opposite lane. In response, it was confirmed that the swept path drawings submitted with the application had been reviewed by HCC Highways, and subject to a car park management condition, they were satisfied that the access arrangements would not have an adverse impact.

A question was raised regarding the household survey undertaken to inform the retail impact assessment, and officers noted that this information was sought from a consultant.

Discussions took place in support of the application, with Members noting Tesco’s late representation. The Borough Solicitor clarified to the Committee that they were required to approach the application without bias or predetermination and to consider the report and all representations considered. The Committee noted and agreed.

Members asked officers about the effectiveness of the proposed two metre fence in reducing noise. Officers explained that Environmental Health had assessed the proposal and that noise mitigation would be achieved through the high-density fencing material, which was designed to provide effective sound reduction. Officers further confirmed that the boundary was screened off by trees, which were all being retained.

Discussions took place regarding a proposed condition requiring clarification of the levels and gradients of the cycle ways along the South-West access from Gunnels

Wood Road. The Committee were reminded that the conditions could not be used to redesign the scheme.

Members voted in favour of adding this as a condition, and then voted on the Officers recommendations.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and the completion of a section 106 agreement to provide for:

- Off-site highway works
- Employment and skills plan
- Travel plan monitoring

1.1. That delegated authority be given to the Assistant Director for Planning and Regulation, in consultation with the council's appointed solicitor, to agree the wording of the s106 agreement.

1.2. That delegated authority be given to the Assistant Director for Planning and Regulation, in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which permission would be granted, where such amendments or additions would satisfy the relevant national policy tests and would most effectively deliver the development which the Committee has resolved to approve.

Conditions

General

The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the local planning authority:

PL-01 rev. E
PL-03 rev. N
PL-04 rev. A

PL-05

PL-06 rev. B
PL-07 rev. H
PL-08 rev. D

2. The development shall be begun before the expiration of three years from the date of this permission.

3. Notwithstanding the provisions of section 55 of the Town and Country Planning Act 1990 and Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the development shall only be used as a limited assortment discount retail store and shall not at any time whatsoever be subdivided or used for any other purpose, including any other purpose falling within Class E(a) of Schedule 2 to the Town and Country Planning

(Use Classes) Order 1987.

4. The floor area of the store used for the display and sale of comparison goods shall not at any time exceed 20% of the net sales floor area.
5. The materials used in the external surfaces of the development shall be those listed on the application form, drawing PL-06 rev. B and *Design and Access Statement* reference 240235 dated May 2025.
6. No demolition or construction activities (including any associated collections or deliveries) shall be carried out except between the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. For the avoidance of doubt, no such work shall be carried out on Sundays or bank holidays.
7. The development shall not be open to the public except between the hours of 08:00 to 23:00 Monday to Saturday and 10:00 to 18:00 on Sundays and bank holidays.
8. No external plant shall be installed or operated at the site other than in accordance with *Noise Impact Assessment* rev. 1 dated 12/05/2025.
9. No external lighting shall be installed or operated at the site other than in accordance with *External Lighting Statement* rev. A dated 06/05/2025.
10. No store collections or deliveries (including waste collections) shall take place other than between the hours of 07:00 to 23:00 on any given day.
11. The door labelled "04" on drawing reference PL-06 rev. B shall remain closed at all times except in cases of emergency.
12. The bakery oven extraction system shall discharge all exhaust air into the sales area of the store for recirculation.
13. In the event that any previously unidentified contamination is found when carrying out the development, work to implement the development must cease immediately and the contamination must be reported in writing to the local planning authority as soon as reasonably practicable. Work shall not resume until the results of an investigation and where necessary, a remediation scheme, have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with any approved remediation scheme.
14. The development shall be carried out in accordance with the measures recommended in sections 4.3 and 4.4 of *Preliminary Ecological Appraisal* reference BIOC24-218 V2 dated 13/05/2025.
15. The development shall be carried out in accordance with the methods specified in sections 7 and 8 of *Arboricultural Impact Assessment* reference JSL5278_770 rev. P06 dated 12/05/2025, together with the accompanying *Tree Removal & Protection Plan* reference 710 rev. P06.

16. The development shall be carried out in accordance with the design strategies detailed in section 8 of *Energy Usage and Sustainability Statement Issue 01* dated 06/05/2025.

Prior to Commencement

17. Prior to the commencement of the development (including site clearance and demolition), a construction management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details of all of the following:

- a) Phasing of the development (including highway works)
- b) Hours of working (including timing of collections and deliveries)
- c) All plant and vehicles required for construction and demolition
- d) Vehicle routing and parking
- e) Traffic and pedestrian management (including any necessary footway closures)
- f) Construction and storage compounds
- g) Site enclosure
- h) Measures to keep the highway clear of dirt and debris (including wheel washing facilities)
- i) Site lighting (including any necessary off-site light spill mitigation)
- j) Noise, vibration, dust and smoke mitigation measures
- k) Vermin control

The development shall then at all times be carried out in accordance with the approved construction management plan.

This condition must be a pre-commencement condition in order to be effective.

18. Prior to the commencement of the development (including site clearance and demolition), a site waste management plan shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved site waste management plan.

This condition must be a pre-commencement condition in order to be effective.

19. Prior to the commencement of the development (including site clearance and demolition), a scheme of historic recording for the FIRA building (including details of archiving) shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved historic recording scheme.

This condition must be a pre-commencement condition in order to be effective.

20. Prior to the commencement of the development (including site clearance and demolition), a written scheme of archaeological investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- a) An assessment of archaeological significance and research questions
- b) The programme and methodology of site investigation and recording
- c) The programme for post-investigation assessment
- d) Provision for analysis of the site investigation and recording
- e) Provision for publication and dissemination of the analysis and records of the site investigation
- f) Provision for archive deposition of the analysis and records of the site investigation
- g) Provision for public engagement and interpretation
- h) Nomination of a competent person or persons to undertake the works

The approved written scheme of archaeological investigation shall then be completed prior to the first operational use of the development.

21. Prior to the commencement of the development (excluding site clearance and demolition), details of a heritage interpretation board relating to the FIRA building shall be submitted to and approved in writing by the local planning authority. The approved heritage interpretation board shall be provided prior to the first operational use of the development and permanently retained thereafter.

22. Prior to the commencement of the development (excluding site clearance and demolition), a flood mitigation and drainage strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall provide for all of the following:

- a) Details of freeboard to drainage infrastructure and finished ground floor levels
- b) Details of any other necessary flood mitigation measures
- c) The results of infiltration testing on the site
- d) Details of surface water treatment before discharge
- e) A surface water drainage plan, showing all proposed discharge points, SuDS features and pipe runs (with sizes)
- f) Drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features, including any connecting pipe runs, along with all corresponding detailed calculations/modelling

The approved drainage scheme shall be implemented prior to the first operational use of the development.

23. Prior to the commencement of the development (excluding site clearance and demolition), the results of a phase 2 site contamination investigation and where necessary, a remediation scheme, shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with any approved remediation scheme.

24. Prior to the commencement of the development (excluding site clearance and demolition), details of cycle parking facilities, including a total of 28 cycle parking spaces, shall be submitted to and approved in writing by the local planning authority. The approved cycle parking facilities shall be provided prior to the first operational use of the development and permanently retained thereafter.

25. Prior to the commencement of the development (excluding site clearance and demolition), details of bird and bat boxes to be provided within the development shall be submitted to and approved in writing by the local planning authority. The approved bird and bat boxes shall be installed prior to the first operational use of the development and permanently retained thereafter.

26. Prior to the commencement of the development (excluding site clearance and demolition), a soft landscaping scheme shall be submitted to and approved in writing by the local planning authority. The approved soft landscaping scheme shall be implemented in the first planting season following practical completion of the development.

Prior to Use

27. Where any part of the development is required to be carried out in accordance with a remediation scheme, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to the first operational use of the development.

28. Prior to the first operational use of the development, a parking management plan shall be submitted to and approved in writing by the local planning authority. The aims of the plan shall be to ensure the safety of users of the site and to prevent vehicles queueing on the public highway. It shall consider customer parking, staff parking, deliveries, collections, and service vehicles, and shall provide for all of the following:

- a) Entry and exit routing
- b) Signage
- c) Real-time vehicle monitoring
- d) Marshalling
- e) Limits on the duration of customer car parking
- f) Customer car parking fees
- g) Car parking enforcement
- h) A plan review and monitoring framework

The development shall thereafter be operated in accordance with the agreed parking management plan at all times.

29. Prior to the first operational use of the development, all accesses, roads, and parking, servicing and manoeuvring areas shall be laid out in accordance with the approved plans. Those areas shall thereafter be permanently maintained in a manner fit for their intended purpose.

30. Prior to the first operational use of the development, a SuDS maintenance and management plan shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be operated at all times in accordance with the approved SuDS maintenance and management plan.

31. Prior to the first operational use of the development, acoustic fencing with a superficial mass of at least 10kg/m² shall be erected as shown on drawing reference PL-07 rev. H. The fencing shall be permanently retained as such thereafter.
32. Prior to the first operational use of the development, a plant noise verification report shall be submitted to and approved in writing by the local planning authority. The report shall demonstrate that the plant installed at the site complies with the noise levels set out in section 7.1 of *Noise Impact Assessment* rev. 1 dated 12/05/2025.
33. Prior to the first operational use of the development, a lighting verification report shall be submitted to and approved in writing by the local planning authority. The report shall demonstrate that the lighting installed at the site complies with the maximum off-site artificial lighting levels and temporal controls set out in *External Lighting Statement* rev. A dated 06/05/2025.
34. Prior to the first operational use of the development, low- and zero-carbon technologies shall be installed in accordance with section 10 of *Energy Usage and Sustainability Statement* Issue 01 dated 06/05/2025. The low- and zero-carbon technologies shall be permanently retained as such thereafter.

Post-Completion

36. Any trees or other plants comprised in the landscaping works for the development, which within a period of five years from the first operational use of the development are removed, become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

INFORMATIVES

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 County Council website at <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

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 County Council website at <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up

carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually: excavation for foundations; damp proof course; concrete oversite; insulation; drains (when laid or tested); floor and roof construction; work relating to fire safety; work affecting access and facilities for disabled people; and completion.

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential

extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk

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 existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken. For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard suitable for drinking and will help in our efforts to get emissions down in the borough.

The developer is strongly encouraged to achieve Secured by Design (SBD) accreditation for the development. The Police Crime Prevention Design Advisor can be contracted by telephone on 01707 355227.

***Recorded Vote**

For – Councillors Julie Ashley-Wren, Robert Boyle, Kamal Choudhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Claire Parris, Ellie Plater, Carolina Veres and Nigel Williams

Against – Councillor Stephen Booth

Abstentions – 0

Absent – Councillors Forhad Chowdhury, Peter Clark

4 INFORMATION REPORT - DELEGATED DECISIONS

Members raised a question regarding an application which was granted planning permission.

The Assistant Director advised that planning applications could be determined under delegated powers, and that members were able to make representations or request a call-in only during the statutory consultation period, if required, determine with officers whether the reasons provided justified committee consideration.

Members were advised to review the weekly planning applications list to ensure they were aware of relevant submissions.

It was **RESOLVED** that the Information Report – Delegated Decisions be noted.

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

It was **RESOLVED** that the Information Report – Appeals / Called In Decisions be noted.

6 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

7 **EXCLUSION OF THE PRESS AND PUBLIC**

It was **RESOLVED**:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve 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 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**

There was no Urgent Part II Business.

CHAIR

The Meeting: Planning and Development Agenda Item:
Committee

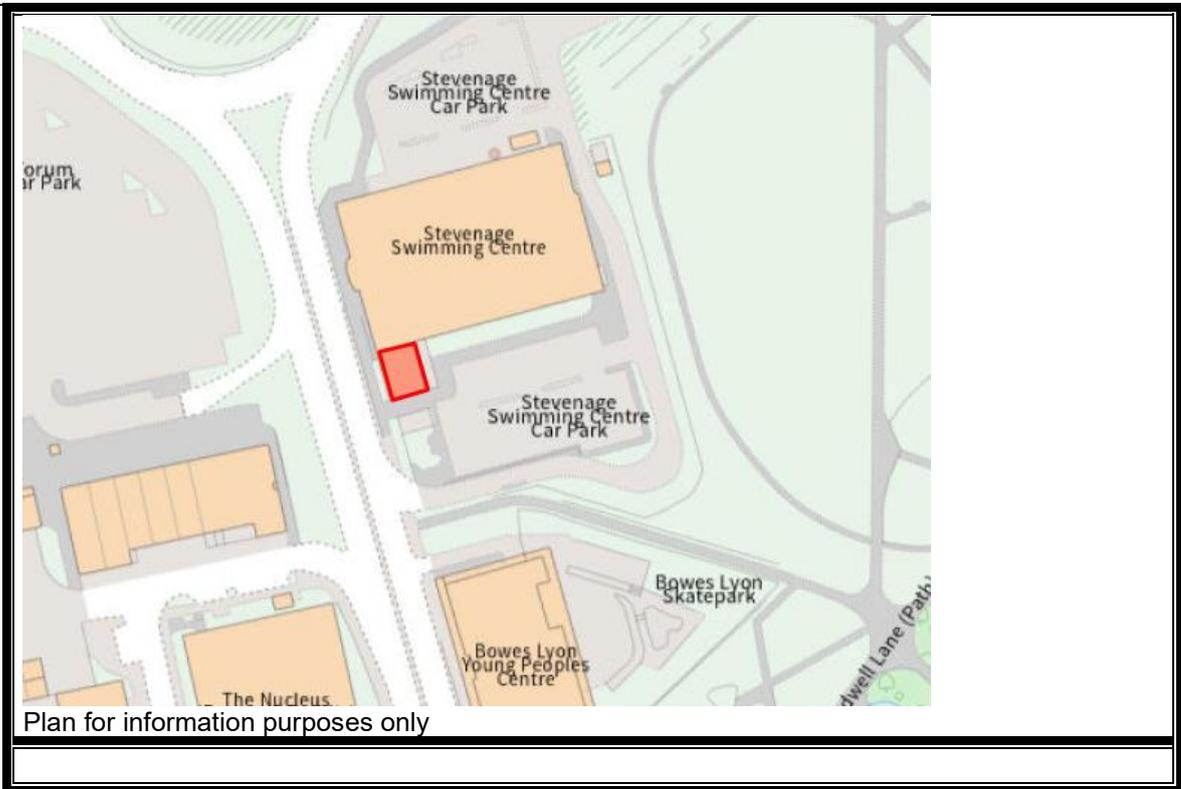
Date: 12 February 2026

Author: Rebecca Elliott

Lead Officer: Alex Robinson

Contact Officer: Rebecca Elliott

Application Nos:	26/00002/FP
Location:	Stevenage Swimming Centre St. Georges Way Stevenage.
Proposal:	Partial demolition of existing Swimming Centre.
Drawing Nos.	SSLH-FBA-01-ZZ-D-A-0109-P02; SSLH-FBA-01-ZZ-D-A-0108-P02; SSLH-FBA-01-ZZ-D-A-0184-P02;;
Applicant:	Stevenage Borough Council
Date Valid:	5 January 2026
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The proposal site is the existing Stevenage Swimming Centre and surrounding land. The site is located on the eastern side of St Georges Way and is bounded to the north by Fairlands Way. To the east is the Town Centre Gardens and residential flatted blocks which overlook the gardens. The Boves Lyon Centre is sited to the south of the site, including an existing footway connecting St Georges Way to the Town Gardens. Beyond

St Georges Way is the Town Centre, with the approved life sciences quarter to be immediately to the west on the site of the existing The Forum shopping area.

- 1.2 The site is accessed by vehicles coming off St Georges Way to the south of the building, entering one of the two car parks serving the centre before heading north around the eastern side of the building to the second car park to the north. The site is exited to the north on to Fairlands Way. The existing building has a larger block located centrally, with single storey elements wrapping around the front and northern side of the building.

2. RELEVANT PLANNING HISTORY

- 2.1 There have been various permissions granted in the past for advertisements, but these are not relevant to this planning application.
- 2.2 Full planning application reference 99/00492/FP for the refurbishment, recladding, refacing and entrance extension was approved on 28.02.2000.
- 2.3 Planning permission reference 06/00181/FP for access road alteration, refurbishment of north car park and construction of new south car park including coach drop off point and canopy assembly point was approved on 25.06.2006.
- 2.4 Planning permission reference 09/00397/FP for retention of combined heat and power unit adjacent to the north elevation of the building was approved on 13.01.2010.
- 2.5 Planning permission reference 25/00424/FPM for the demolition of existing Swimming Centre and erection of new sports and leisure centre with associated parking, landscaping and access, has a resolution to grant planning permission as determined by the Committee subject to the signing of a S106 agreement and removal of outstanding LLFA objection.
- 2.6 Lawful Development Certificate (proposed) reference 25/00700/CLPD for the construction of a replacement substation to the south of Stevenage Swimming Centre was issued on 22.10.2025.

3. THE CURRENT APPLICATION

- 3.1 The proposed development seeks full planning permission for the partial demolition of the single storey element of the existing Swimming Centre. The application follows the assessment of and approval in principle of the demolition of the Swimming Centre and erection of a new Leisure Centre.
- 3.2 The application has been submitted to enable the partial demolition of the building ahead of the issuing of the decision for the new Leisure Centre (Planning reference: 25/00424/FPM). This will ensure works relating to the wider redevelopment of the site can be implemented more seamlessly and timely given the timeframes and parameters of this strategic project.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letter to the Bowes Lyon Centre, and the posting of a site notice, no comments have been received at the time of drafting this report.

5. CONSULTATIONS

- 5.1 **Environmental Health**

- 5.1.1 I have reviewed the documentation submitted in support of this case, with particular regard to the contents of the *Demolition Plan of Works – Method Statement* (dated 10/11/2025). I would advise the Local Planning Authority (LPA) that if the proposed demolition works are undertaken in the way prescribed in these documents that the harm to local amenity (by way of the release of pollutants such as noise, vibration, and dust) is likely be in line with relevant national guidance documents such as British Standard 5228. Accordingly, I would invite the LPA to condition any permission so that these control measures are implemented in practice.
- 5.1.2 I would nonetheless like the LPA take this opportunity to remind the applicant and appointed contractors, by way of Informative, of the following -
The Council's powers under the Control of Pollution Act 1974 to restrict methods of working and the hours of noise generating construction (including demolition) activity.
The Council's powers under Part III of the Environmental Protection Act 1990 to prohibit nuisances arising from dust, smoke, artificial light, and a range of other pollutants that may arise on construction/demolition sites.

6 RELEVANT PLANNING POLICIES

6.1 National Planning Policy Framework

- 6.1.1 The latest revision of the NPPF was published in December 2024. The policies it contains are material considerations which will be taken into account in dealing with applications. Due weight will be given to development plan policies according to their degree of consistency with the NPPF.
- 6.1.2 The NPPF provides that proposals which accord with an up-to-date development plan should be approved without delay (para.11) and that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted (para.12). This indicates the weight which should be given to an up-to-date development plan, reflecting the requirements of section 38(6) of the 2004 Act.

6.2 Planning Practice Guidance

- 6.2.1 The Planning Practice Guidance (“PPG”) is an online resource containing guidance supplementing the NPPF. The PPG is a material consideration which should be taken into account in determining planning applications.

6.3 National Design Guide

- 6.3.1 The National Design Guide 2019 is Government guidance on the characteristics of well-designed places and demonstrates what good design means in practice. It has the same status as the PPG and should similarly be taken into account when determining planning applications.

6.4 The Development Plan

- 6.4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For Stevenage, the development plan comprises the following documents:

- Stevenage Borough Local Plan 2011-2031
- Waste Core Strategy & Development Management Policies DPD 2011-2026
- Waste Site Allocations DPD 2011-2026

- Minerals Local Plan Review 2002-2016

6.4.2 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6.4.3 In response to the review, the council has completed a partial update of the local plan and this is now with the Secretary of State for assessment. Weight will be given to emerging policies according to:

- a) the stage of preparation of the emerging plan;
- b) the extent to which there are unresolved objections to the policies; and
- c) the degree of consistency between the policies and the most recent revision of the NPPF.

6.4.4 In determining applications, regard will be had to other material considerations, including (but not limited to):

- The Planning Practice Guidance;
- The National Design Guide;
- Written ministerial statements and directions;
- Guidance published by Hertfordshire County Council;
- Stevenage Borough Council supplementary planning documents.

6.4.5 Where there are emerging policies which are relevant to the application, these will be highlighted in the main body of this report. The policies set out below are most relevant in the determination of this application:

Policy SP1: Presumption in favour of sustainable development:

Policy SP8: Good design:

Policy SP13: The historic environment:

Policy FP7: Pollution:

Policy NH10 Conservation areas.

6.5 Supplementary Planning Documents

6.5.1 The following supplementary planning documents are relevant to determining the application:

Stevenage Design Guide SPD (2025)

6.6 Community Infrastructure Levy Charging Schedule

6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floorspace of a development. This proposal would be CIL liable at £0/m².

7 APPRAISAL

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.1.2 The principle of demolition of the Swimming Centre has already been established following the approval in principle of planning application 25/00424/FPM for the

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

- 7.1.3 The above mentioned application specified that the single storey element of the swimming centre that makes up the red line area for this application was not included as it was hoped it could be demolished under permitted development, to enable preliminary works on site to be carried out at an earlier date, and without affecting the long term progress of the major application and conditional matters.
- 7.1.4 A 'Prior Notification for the Demolition of a Building' was submitted to the Local Planning Authority for assessment under relevant permitted development regulations. However, on closer inspection of the regulations and review of case law it was established that the permitted development regulations only related to demolition of a building in its entirety. As such, it does not allow for partial demolition of a building.
- 7.1.5 Given the aforementioned, the current application has been submitted to authorise the partial demolition and enable the new Leisure Centre works to commence on final issuing of a decision notice.
- 7.1.6 The application therefore only needs to look at and assess any implications on the partial demolition of the single storey element of the building. In this regard, the main considerations are the impact on neighbouring properties in terms of noise and disturbance, and impact on the setting of heritage assets.

7.2 Impact on the Environment and Neighbouring Occupiers

- 7.2.1 Paragraph 135 of the NPPF (2024) sets out that planning decision should ensure create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that "*Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability*". Paragraph 126 of the National Design Guide also emphasises that "*well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important*".
- 7.2.2 Whilst the policies contained in the Local Plan have limited weight, Policies SP8 and GD1 of the Local Plan (2019) which generally reflect the good design principles outlined in the NPPF and National Design Guide, require that development does not adversely impact the amenities of neighbouring occupiers. In the emerging Local Plan review and partial update, criterion (e) of policy GD1 is updated to refer to "unacceptable" adverse impacts. The intention behind the change is to make clear that in some circumstances, an adverse impact might still fall within acceptable bounds and that this is a matter of judgement for the decision maker. This emerging policy carries significant weight under paragraph 49 of the NPPF.
- 7.2.3 Policy FP7 requires all development proposals to minimise, and where possible, reduce air, water, light, and noise pollution. Planning permission will be granted when it can be demonstrated that the development will not have unacceptable impacts on general amenity and the tranquillity of the wider area.
- 7.2.4 Whilst the application relates specifically to demolition rather than construction works on site, these works can be noisy and intrusive for neighbouring occupiers, particularly

in terms of noise, vibration, air quality (dust), and odour. Noise and vibration disturbance can arise from demolition techniques and possible machinery, with the likelihood of some dust being created during demolition of a building, even in part.

- 7.2.5 The nearest residential properties are contained to the east with Brent Court and Harrow Court, and also to the west of the site off Marshgate. The nearest buildings due west of the site, side facing on to St Georges way appear to be offices above existing retail and commercial premises. The known residential properties are at least 90m or more away from the nearest respective edge of the red line plan.
- 7.2.6 The application is accompanied by a Demolition Method Statement which identifies measures to be employed to reduce disturbance during demolition. These measures include –
- Pressurised water bowser to suppress dust for the duration of the works;
 - Erect acoustic screens at appropriate locations to mitigate against noise created by demolition works;
 - Secure access to the site from the live building;
 - Partial separation of structures using careful removal of external masonry walls using handheld breakers;
 - Demolition excavator to undertake majority of demolition works starting with removal of roof structure;
 - Skip on site for debris, including periodic load away of hardcore;
 - Periodic removal of hardcore into 8-wheel tipper wagons.
- 7.2.7 Site work would take place during the hours of 8:00 – 17:00 Monday to Friday. The proposals have been assessed by Environmental Health Officers and no objections are raised subject to a condition securing the method of demolition be undertaken in line with the details prescribed in the Method Statement.
- 7.2.8 With the relevant mitigation measures in place which would be secured by condition, the impact on neighbouring properties, including overall disturbance, is therefore considered to be limited.

7.3 Impact on Heritage Assets

- 7.3.1 The site is in close proximity to the Town Centre Conservation Area and Grade II listed Parish Church of St Andrew and St George located due south of the site at the junction of St Georges Way and Cuttys Lane. The Grade II listed ‘Scenes of Contemporary Life’ sculptural wall mural by William Mitchell is also in close proximity within the St Georges Way underpass to the south west of the site.
- 7.3.2 Paragraph 203 of the NPPF (2024) states that ‘in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.’
- 7.3.3 As established through case law, if there is *any* harm to designated heritage assets, great weight must be given to it. Paragraph 212, it stipulates that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential

harm amounts to substantial harm, total loss, or less than substantial harm to its significance. Paragraph 200 sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 7.3.4 Turning to the adopted Local Plan, Policy SP13 relates to the historic environment. This states that the council will preserve and enhance the most important area and characteristics of Stevenage. The policy goes on to state that the Council will:-
- a. Have carried out Heritage Impact Assessments for development sites within, or adjacent to, conservation areas. Site specific mitigation measures have been incorporated to minimise the impacts of development.
 - b. Will use national guidance and legislation to review, designate and determine planning applications affecting heritage assets.
 - c. Will protect areas of archaeological importance and other relevant heritage assets by applying the detailed policies set in this plan.
- 7.3.5 Finally, Policy NH10 Conservation Areas states that development proposals within, or affecting a conservation area should have regard to the guidance provided by the relevant Conservation Area Management Plan Supplementary Planning Document.
- 7.3.6 Given the nature and scale of the demolition works proposed the application did not need to be accompanied by a Heritage Statement. However, given the proximity of several assets, and the assessment of the demolition of the swimming centre as considered under application 25/00424/FPM, this report will only cover the level of harm caused as a result of the partial demolition.
- 7.3.7 Looking firstly at the Town Centre Conservation Area, this largely covers Town Square and Queensway and extends down Market Place to the border with St Georges Way and opposite the Church of St Andrew and St George. Therefore, given the proximity of the Conservation Area from the site and the presence of multiple built forms, including the St Georges Multi-storey Car Park and the Park Place development, the proposed new Leisure Centre was determined to have a neutral impact on the character and appearance of the Conservation Area.
- 7.3.8 The Grade II listed Church of St Andrew and St George is prominently located further south on St Georges Way. The 1950s church comprises of reinforced concrete frame with precast concrete flint-faced wall panels, buff brick to narthex and copper covered barrel roofs. The layout is traditional in plan with a rectangular, aisled space with the altar against the east wall. The church is visually recognised because of its circular tower. The tower is comprised of a reinforced concrete frame with six uprights and five stages plus a spire, formed of the convergence of the upright members.
- 7.3.9 Given the majority of the existing swimming centre and the Bowes Lyon Centre to the south will remain in-situ, the impact of the partial demolition of the building on the setting of the church is considered to be neutral, causing 'no harm' as the wider setting of the heritage assets is well screened by existing infrastructure and built form.
- 7.3.10 The site lies due north of the Grade II Listed William Mitchell wall mural 'Scenes of Contemporary Life' which is located in the northern subway providing pedestrian and cyclist access from the Town Centre to the Town Centre Gardens under St Georges Way. In this case, the mural is already well screened and protected from built form due to its location 'underground'. As such, the impact on this heritage asset is also considered to be less than substantial and at the lower end of the scale.

- 7.3.11 The impact of the partial demolition on the identified asserts is considered to be neutral, with no harm caused, due to the scale of the area identified to be demolished, as well as the presence of the existing pool building and other built form in the vicinity. When considered cumulatively with teh works proposed in application 25/00424/FPM for the demolition of the main swimming centre building and construction of the new Leisure Centre, the harm was still assessed as only less than substantial and at the lower end of the scale, and as such the harm is not of sufficient significance to warrant a refusal.

7.4 Other Matters

Human Rights and Equalities

- 7.4.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.4.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking. Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.4.3 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.4.4 The proposal does not affect the accessibility into the Swimming Centre, nor would the partial demolition affect the use of the Swimming Centre by members of the public, including those covered by the Equalities Act. The proposed development is not considered therefore to have any material impact on persons with any of the protected characteristics listed under the Equalities Act.

8 CONCLUSION

- 8.1 This application seeks planning permission for the partial demolition of the single storey element of the swimming centre. This would enable works associated with the approved in principle new Leisure Centre. The works will cause some level of disturbance whilst being carried out, however adequate measures are proposed to mitigate this disturbance to an acceptable level. The partial demolition would no harm, having a neutral impact when considering nearby heritage assets, and as such the proposal is acceptable.

9 RECOMMENDATION

- 9.1 That planning permission be GRANTED subject to the following conditions, and Authority would be given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
SSLH-FBA-01-ZZ-D-A-0109-P02; SSLH-FBA-01-ZZ-D-A-0108-P02; SSLH-FBA-01-ZZ-D-A-0184-P02;
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 development shall be carried out in accordance with the measures as contained in 'Demolition Plan of Works - Method Statement' (dated 10.11.25) for the duration of the demolition.
REASON:- To ensure the development minimises the impact on neighbouring properties.

INFORMATIVES

- 1 **Building Regulations**
To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

- 2 **Biodiversity Net Gain**
Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

10 BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.

2. The Stevenage Local Plan 2011-2031 (2019) and Stevenage Local Plan Partial Review (2024).
3. Stevenage Borough Council Supplementary Planning Documents – Design Guide SPD (2025).
4. Hertfordshire County Council Local Transport Plan LTP4 2018-2031
5. Central Government advice contained in the National Planning Policy Framework 2024 and the National Planning Practice Guidance.
6. Responses to consultations with statutory undertakers and other interested parties referred to in this report.

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Meeting: Planning and Development Committee

Agenda Item:

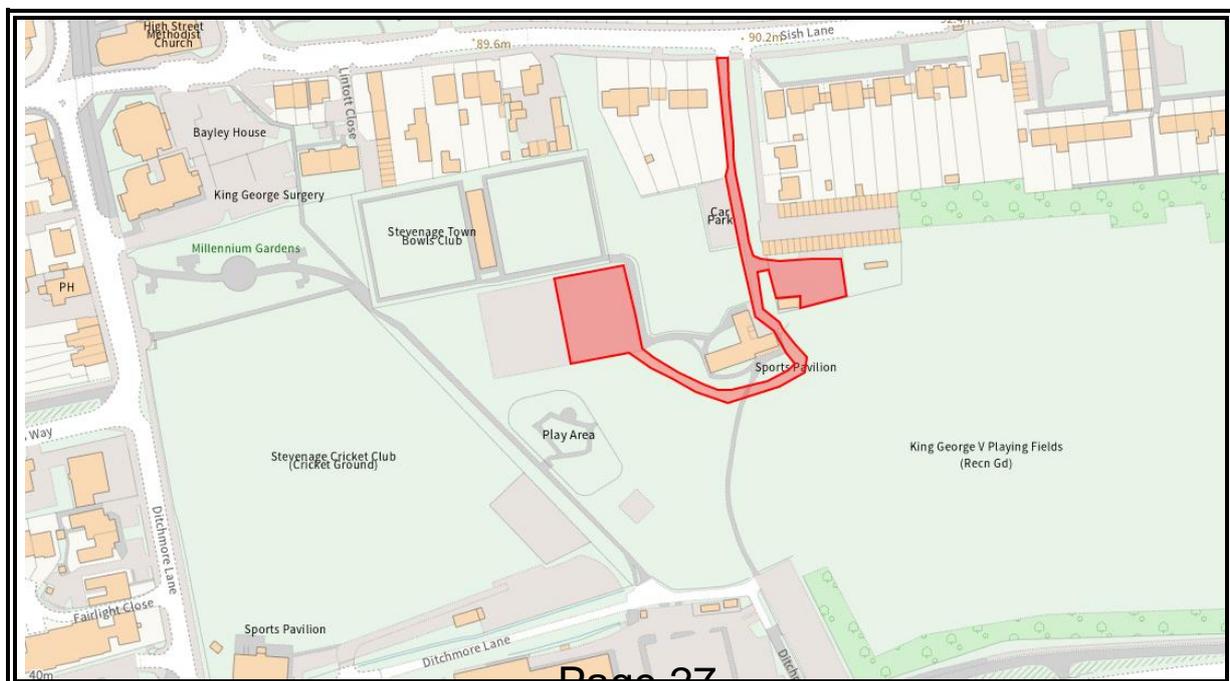
Date: 12 February 2026

Author: Linda Sparrow

Lead Officer: Alex Robinson

Contact Officer: Linda Sparrow

Application No :	25/00894/FP and 25/00895/AD
Location :	King George V Playing Field, Tennis Courts Sish Lane
Proposal :	<ol style="list-style-type: none"> 1. Construction of 3G non-infill floodlit play zone, including hard standing area and sports fencing 2. Display of 13no. non illuminated vinyl banners to play zone
Drawing Nos.:	MCA-MUK3521-01-D; MCA-MUK3521-02; MCA-MUK3521-03-A; MCA-MUK3521-04; MCA-MUK3521-05; MCA-MUK3521-06; MCA-MUK3521-07-A; MCA-MUK3521-08; MCA-MUK3521-09-A; MCA-MUK3521-10;
Applicant :	Mr Geoff Caine
Agent:	Mr Neil McHugh
Date Valid:	19 December 2025
Recommendation:	GRANT PLANNING PERMISSION and GRANT ADVERTISEMENT CONSENT



1. SITE DESCRIPTION

- 1.1 The application site comprises a vacant tennis court within the King George V Playing Fields which is situated to the north of the Town Centre and is bounded by Fairlands Way to the south, Sish Lane to the north, Ditchmore Lane to the west and Popple Way to the east. The northern and eastern sides are bounded with the rear gardens of residential dwellings located in the respective roads detailed previously.
- 1.2 King George V Playing Fields as a whole, lies adjacent to the Old Town Conservation Area, whilst the red line boundary of the application site itself is approximately 60m to the east of the conservation area boundary.
- 1.3 The red line boundary of the planning application includes a small area of grassland in the park and footpaths to temporarily enable construction. These areas will be returned to their existing condition upon completion of the construction works.

2. RELEVANT PLANNING HISTORY

- 2.1 NONE.

3. THE CURRENT APPLICATIONS

- 3.1 The full planning application seeks planning permission for the construction of a 3G, floodlit PlayZone, including hard standing area and sports fencing.
- 3.2 The footprint of the PlayZone would be 30m by 20m with additional 3.66m by 1m goal recess areas at each end. Spectator areas outside of the PlayZone would be surfaced in porous asphalt. The construction of the PlayZone accords with the Football Foundation as follows:
 - 40mm 3G non-infill synthetic turf
 - 15mm prefabricated shockpad
 - 250mm sub base
 - Formation layer
- 3.3 The advertisement consent application seeks permission for 13no. non-illuminated vinyl signs. The vinyl signs are not illuminated. Three each on the north, south, east, and west elevations (totalling 12 signs) would measure 2.4m wide and 1m high, and one on the eastern elevation would measure 1.8m wide and 1.8m high. The signs would be at the top of the fencing and approximately 2m from ground level.
- 3.4 The application comes before the Planning and Development Committee as the land is owned by Stevenage Borough Council, and the Council is also the applicant.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters and the erection of site notices, public representations in support of the application have been received from the following:
 - Everyone Active;
 - Stevenage Borough Football Club;
 - Stevenage Arts and Leisure Centre.
- 4.2 A summary of the comments received are set out below:
 - Great opportunity for safe, inclusive, accessible outdoor activities;
 - Will improve use of sport and physical activity, especially for deprived communities;

- Will improve health and well-being;
- High quality community programmes and youth engagement;
- Great addition to Stevenage's leisure and sports provision

4.3 Representations in objection to the application have been received from the following:

- Cycling UK (Stevenage)

4.4 A summary of the comments received are set out below:

- No direct cycle access to the application site;
- No explanation of the number of Sheffield Stands provided;
- Dismounting and walking through the park to the site is contrary to LTN 1/20;
- The provision of a new high quality cycle route to the site is required.

4.5 The aforementioned is not a verbatim copy of the objections which have been raised. Full copies of the representations received can be viewed on the Council's website.

5. CONSULTATIONS

5.1. B.E.A.M.S

5.1.1 The proposed use would not be out of keeping for its location. The mesh fencing and flood lights will be visible from the Conservation Area, Millenium Gardens, and the surrounding footpaths. The development has potential to result in very low level of less than substantial harm to the significance of the Old Town Conservation Area through urbanising development within its setting. However, there are clear public benefits which could outweigh this harm. The associated vinyl signage is not illuminated and are relevant to the use of the site. Whilst the signage does increase the visibility of the site, their impact on the significance of the Old Town Conservation Area is neutral.

5.2 Herts County Council as Highways Authority on 25/00894/FP

5.2.1 12th January 2026: The Highways Authority is unable to reach a recommendation. The applicant has failed to provide information on trip generation; the applicant has failed to provide car parking details; the applicant has failed to provide the number of construction vehicles expected and the turning facilities for large vehicles is not specified in the Construction Management Plan.

5.2.2 28th January 2026: The existing access road off Sish Lane is relatively narrow, and the Highway Authority initially raised concerns regarding the ability of long goods vehicles to enter and exit the site in forward gear. The applicant has since confirmed that commercial waste collection and refuse vehicles currently utilise this access and are able to enter and exit in forward gear without issue. To ensure that construction activities do not adversely impact highway safety or disrupt traffic flow on Sish Lane, it is recommended that a pre-commencement condition requiring a Construction Traffic Management Plan (CTMP) be imposed. This will help manage construction-related vehicle movements and mitigate any inconvenience to users of the school site and the adjacent highway. In summary, taking all matters into account, the Highway Authority considers that the proposed development is unlikely to generate a significant number of vehicular trips or result in severe impacts on the surrounding highway network. The proposal is therefore not contrary to local or national policy, including LTP4 and paragraph 116 of the NPPF (2024). As such, the Highway Authority raises no objection to the application, subject to the conditions and information outlined above.

5.3 Herts County Council as Highways Authority on 25/00895/AD

- 5.3.1 The proposal involves installation of 13 no of non-illuminated vinyl banners to the play zone fence. The submitted application confirms that the development site is located within the King George -V Park in Stevenage which is out of highway jurisdiction. The Highway Authority has reviewed the submission and considers that the signs will not adversely impact driver visibility on adjacent highways, particularly in relation to public highway land. Accordingly, Hertfordshire County Council, as the Highway Authority, raises no objection to the proposal.

5.4 SBC Environmental Health

- 5.4.1 9th January 2025: The Noise Impact Assessment concludes the site will likely fall within “no observed adverse impact”, however, it does recommend a Noise Management Plan and we have no disagreement to these points subject to a condition requiring submission prior to first use. The assessment of the flood lights is not undertaken to recommended guidance; once updated e will be happy to comment further. The site is unlikely to be contaminated but a condition relating to unexpected contamination is recommended. The submitted Construction Management Plan is acceptable.
- 5.4.2 Following discussions between officers in Planning and Environmental Health with the applicant and their relevant consultants, additional data on the flood lights was provided and comments were provided as follows:
13th January 2026: Happy to agree that the site is situated within an E3 Environmental Zone and the design complies with the maximum light levels for such a zone. I recommend a curfew on the lighting beyond 10pm to protect residential dwellings nearby. No objections to the lighting scheme if controlled through a condition.

6. RELEVANT PLANNING POLICIES

6.1 The National Planning Policy Framework (NPPF)

- 6.1.1 The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans can provide for housing and other development in a sustainable manner. The latest version of the NPPF was published in December 2024 (with further minor amendments in February 2025).
- 6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 6.1.3 The NPPF should be read as a whole (including its footnotes and annexes). It should also be read in conjunction with the government’s planning policy for traveller sites, and its planning policy for waste.

6.2 The Development Plan

- 6.2.1 For Stevenage, the development plan comprises the following documents:
- Stevenage Borough Local Plan 2011-2031
 - Waste Core Strategy & Development Management Policies DPD 2011-2026
 - Waste Site Allocations DPD 2011-2026
 - Minerals Local Plan Review 2002-2016

6.3 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

- 6.3.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019, well before the publication of the latest version of the NPPF. However, the policies in the plan should not be considered out-of-date for this reason alone. Instead, weight must be given to them according to their degree of consistency with the NPPF (the closer the policies in the plan align to the policies in the NPPF, the greater the weight that may be given).
- 6.3.2 There are also some limited areas of inconsistency between the policies in the local plan and the NPPF. Where relevant, these are explained later in this report.
- 6.3.3 The policies in the adopted plan most relevant to determining the current application are as follows:

Policy SP1: Presumption in favour of sustainable development;
Policy SP2: Sustainable development in Stevenage;
Policy SP8: Good design;
Policy SP12: Green infrastructure and the natural environment;
Policy IT5: Parking and access;
Policy GD1: High quality design;
Policy FP2: Flood risk in Flood Zone 1;
Policy FP5: Contaminated land;
Policy FP7: Pollution;
Policy FP8: Pollution sensitive uses;
Policy NH1: Principal Open Spaces;
Policy NH6: General Protection for Open Spaces.

6.4 Local Plan Review and Update (2024)

Local Plan Partial Review and Update

- 6.4.1 The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 6.4.2 In response to the review, the Council has produced a partial update of the local plan. Weight must be given to the emerging policies in the partial update according to:
1. the stage of preparation of the emerging plan;
 2. the extent to which there are unresolved objections to the policies; and
 3. the degree of consistency between the policies and the most recent revision of the NPPF.
- 6.4.3 At the time of writing, the partial update is at the stage of having been submitted to the secretary of state for examination. The examination hearings took place in December 2025 and the Council is working on a schedule of Main Modifications as recommended by the Planning Inspector.
- 6.4.4 Given that the examination has yet to conclude, there remain unresolved objections to a number of emerging policies. The partial update is nonetheless at an advanced stage of preparation and the council considers the emerging policies within it to have a high degree of consistency with the NPPF. Where relevant, the weight to be given to emerging policies will be set out in the assessment section of this report.

6.5 Other Material Considerations

- 6.5.1 In determining planning applications, regard must also be had to other material consideration. This may include, but is not limited to:
- The Planning Practice Guidance
 - The National Design Guide
 - Written ministerial statements and directions
 - Guidance published by Hertfordshire County Council
 - The Community Infrastructure

- Stevenage Borough Council supplementary planning documents

6.5.2 Planning decisions must also reflect relevant internal obligations and statutory requirements.

6.6 Community Infrastructure Levy

6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy (“CIL”) Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location, and floor space of a development.

7. APPRAISAL

7.1 The main issues in the assessment of the applications are the acceptability of the proposal in land use policy terms, design and impact on the character and visual amenity of the Principal Open Space and nearby Conservation Area, amenity of neighbouring properties, highways, access, and parking provision, and impact of the signage on public safety and residential amenities.

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 Principle of Development

7.2.1 The application site is located within an area of principal open space, defined in Policy NH1/4 of the adopted Local Plan as a Principal Park with children’s play area, known as King George V Playing Fields. However, the application site itself is contained within a large, vacant area of concrete hardstanding that was previously used as tennis courts.

7.2.2 Policy NH1 states that planning permission will only be granted where the proposal would not result in the loss of any part of the Principal Open Space, where it would not have an adverse impact upon the Principal Open Space, and where it would reasonably provide or contribute towards the maintenance or improvement of the Principal Open Space.

7.2.3 King George V Playing Fields are of town-wide significance through the provision of multiple sports pitches for football, cricket, hockey, and lawn bowls, as well as provision of a large children’s play space. Retaining this area as undeveloped land was part of the original masterplan for the New Town. It provides a facility used by residents from all across the Borough (and beyond). It performs a regional role in providing recreational pursuits, largely through grass roots football, but is just as likely to have people using it from neighbouring streets to meet everyday needs. It also plays host to the town’s annual ‘Stevenage Day’ in addition to hosting visiting fairgrounds, music events and much more.

7.2.4 The proposal seeks to utilise the existing vacant tennis courts for the construction of a modern, high quality, play zone for community sports and leisure purposes. The PlayZone Programme has been developed to tackle inequalities in physical activity and access to high quality facilities in targeted areas, by The Football Foundation providing funding towards community led spaces.

7.2.5 The proposal aims to provide a facility that supports the delivery of high-quality sport and recreational play by providing an area that can be used when natural daylight is limited, especially in the evenings and in winter and by providing the opportunity to arrange specialised coaching sessions when natural daylight is limited.

7.2.6 The PlayZone would be 30m by 20m with additional goal recess areas at each end and would be enclosed with 3m high twin bar panelled fencing with the height of the fence increasing to 4m high behind each goal. Floodlighting would be provided by way of 4no. 8m high lighting columns.

- 7.2.7 No part of the proposed development would encroach on any of the sports pitches, children's play area, nor any grassed areas used for informal leisure and recreation.
- 7.2.8 It would present an opportunity to enhance the area through increasing available facilities for the public to augment the leisure uses already available. Policy NH1 states that planning permission will be granted for small scale leisure and recreation developments within a Principal Open Space where they support its continued use and maintenance and it is considered that the proposed development would meet these criteria. The proposal will contribute to the overall active, vibrant and attractive principal open space which will fulfil the needs of residents and visitors of the Town by providing an additional activity with high quality facilities which would accord with the requirements of the NPPF (2024) to provide healthy communities.

7.3 Design and visual impact, including on heritage assets

- 7.3.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.
- 7.3.2 Chapter 16 of the NPPF (2024) requires Local Planning Authorities to place great weight on preserving historic assets and their significance; that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification; and that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. It goes on to state that 'Where a development will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefit of the proposal, including where appropriate, securing its optimum viable use.'
- 7.3.3 Case law (South Lakeland, 1992) has determined that 'preserve' means 'to do no harm'. However, if harm is identified, the NPPF provides a means of weighing either 'substantial harm' or 'less than substantial harm' to the significance of a designated heritage asset against the public benefits of the proposal. In doing so, case law has emphasised the need to give "considerable importance and weight" to preserving listed buildings or the character and appearance of conservation areas (Barnwell Manor, Case No: C1/2013/0843). However, the presumption 'to preserve' is not irrebuttable and "can be outweighed by material considerations powerful enough to do so" (Forge Field (Case Nos: CO/735/2013; CO/16932/2013) and a decision maker that has followed the process set out in the NPPF, in respect to weighing harm and benefits, can reasonably be expected to have complied with the 'statutory duties' of the 1990 Act (Mordue, Case No. C1/2015/1067).
- 7.3.4 Policy NH10 of the adopted Local Plan relates to Conservation Areas and states that development proposals within or affecting a conservation area should have regard to the guidance provided by the relevant CAMP SPD. Turning to the adopted Local Plan, Policy SP13 relates to the historic environment. This states that the council will preserve and enhance the most important area and characteristics of Stevenage.
- 7.3.5 Policies SP8 and GD1 of the Local Plan Partial Review (2024) are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle.

- 7.3.6 In the emerging local plan partial review and update, criterion (e) is updated to refer to “unacceptable” adverse impacts. The intention behind the change is to make clear that in some circumstances, an adverse impact might still fall within acceptable bounds and that this is a matter of judgement for the decision maker.
- 7.3.7 The proposal is for a PlayZone that is enclosed with 3m high fencing, rising to 4m at the goal ends and the provision of 8m high floodlights. 13no. non-illuminated vinyl signs would be placed around the top of the fencing advertising the PlayZone. The proposal comprises a high quality, modern, sports provision that is located within a public space used primarily for sporting and leisure.
- 7.3.8 The proposal, whilst an acceptable use of the land, would nevertheless have an impact on the visual amenities of the area, and on the adjacent conservation area. The proposed fencing would be green which will mitigate the visual appearance through ‘blending in’ with the surrounding soft landscaping and is a standard paint colour for this type of development. The non-illuminated vinyl signage on the fencing will also be highly visible in the immediate area.
- 7.3.9 The Council’s Heritage Advisor has reviewed the application and advised that the proposed PlayZone will result in very limited harm to the significance of the conservation area, described as being ‘very low level of less than substantial harm’. They go on to advise that the associated signage would be visually acceptable in this instance and would have a neutral impact. As such, harm has been identified from the PlayZone itself but not from the associated signage, and a planning balance must be undertaken of any public benefits against the harm.
- 7.3.10 The proposal would see the creation of a publicly accessible, high-quality sports provision that, through the use of controlled floodlighting, would be available all year round and both during the day and when daylight is sub-optimal. There is a substantial volume of evidence in the public domain that physical activity, in all age groups, is essential to live a healthy and fulfilling life into older years. The NHS advises that physical activity can lower the risk of certain cancers, (bowel and breast), osteoarthritis, bone fractures, depression, falls in older adults, and even dementia. They also state that there is research to evidence that regular physical activity can boost self-esteem, mood, sleep quality, energy levels and reduce stress.
- 7.3.11 Accordingly, from a public health and social perspective, the proposal has significant benefits. It would deliver an excellent opportunity to increase fitness levels, improve mental well-being, and encourage socialisation and recreation.
- 7.3.12 It is concluded that the public benefits arising from the delivery of this high-quality sporting provision would significantly outweigh the limited harm identified and the proposal is therefore considered acceptable in this regard.
- 7.3.13 The proposed signage would be flat to the fencing and not illuminated. The signs are proportionate to the scale of the proposal and do not appear over dominating or overbearing in wider views within the park or from the neighbouring conservation area. The Council’s Heritage Advisor concluded the signs would have a neutral impact on the significant of the Old Town Conservation Area.

7.4 Impact on Neighbouring Residential Amenity / Public Safety

- 7.4.1 Paragraph 135 of the NPPF (2024) sets out that planning decision should ensure create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that “*Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability*”. Paragraph 126 of the National Design Guide also emphasises that “*well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family*

accommodation, where access, privacy, daylight and external amenity space are also important”.

- 7.4.2 Policies SP8 and GD1 of the Local Plan Partial Review (2024) are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle.
- 7.4.3 The closest residential dwellings to the application site are located to the north and north-east in Sish Lane. Their rear elevations vary between 60m and 70m from the northern elevation of the PlayZone and are separated by the Bowls Club, hockey pitch, and/or a car park.
- 7.4.4 Some disturbance may arise from the use of the PlayZone in terms of noise from people but this would be no different to the previous tennis court usage or the other existing uses of cricket, bowls, football or the children’s play area. In this regard, the impacts on residential amenities is considered to be within acceptable limits.
- 7.4.5 Turning to the floodlighting, the application is accompanied by lighting plans and assessments that conclude the light spillage from the lighting columns would not reach the rear gardens of the neighbouring properties and would not therefore give rise to harm to amenities inside the properties nor their private amenity spaces. Environmental Health have reviewed the application and advised that they raise no concerns or objections to the floodlighting subject to a condition being imposed to ensure the lighting is not left on overnight or when the court is not in use. The applicant has agreed to the wording of the condition to ensure lighting is off by 10pm, with a caveat that 1 light can remain on until 10.15pm to allow safe exit for people from the site.
- 7.4.6 In terms of the impact of the signage on the safety of the public, the signs are to be mounted flat to the fencing. There are no associated risks to public safety from the location of the signs. Given there would be no illumination, and located in a park away from vehicular highways, there is no significant risk to public safety. As such, the proposal is considered acceptable in this regard as advised by Hertfordshire County Council as the Highways Authority.

7.5 Car Parking and Cycle Provision

- 7.5.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*. Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – **so far as possible** – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

- 7.5.2 Policy IT5 of the Local Plan Partial Review (2024), which carries significant weight, requires development proposals to comply with the parking standards set out in the Stevenage Borough Council Parking Provision and Sustainable Transport SPD 2020.
- 7.5.3 Policy SP6: Sustainable Transport, has been significantly updated. This policy requires, amongst other things, for developments to demonstrate they are in a sustainable location and will promote active travel by non-car modes of transport by providing appropriate cycle parking and prioritise public transport.
- 7.5.4 The application site lies towards the northern side of King George V Playing Fields, utilising an existing, vacant, tennis court. To the north of the application site is a pay and display, short-stay car park with 32 marked out parking spaces which has recently completed construction to improve the parking provision serving King George V site as a whole.
- 7.5.5 King George V Playing Fields has one vehicular access point off Sish Lane terminating in the aforementioned short stay car park. Additionally, there are at least 6 points of access for pedestrians across the whole of the park and two of the footpaths between Fairlands Way and Sish Lane/Ditchmore Lane are designated Public Rights of Way footpaths.
- 7.5.6 The proposal will add an additional playing pitch to the existing provision and in line with the adopted Parking Provision SPD, this pitch would require 20 spaces per pitch. The application comes forward with no additional provision to car parking.
- 7.5.7 However, it should be noted that the site is located in Zone 1 Accessibility Zone which allows for a provision of between zero and 25% of the maximum provision. Accordingly, coming forward with zero parking aligns with the Parking Provision SPD accessibility reductions.
- 7.5.8 Notwithstanding the above, the site is located within a 5-minute walk of The Forum surface car park and 10-minutes' walk of the Multi Storey Car Park on St Georges Way. As such, there are sufficient and suitable additional car parking available within a short distance of the site.
- 7.5.9 To the south of the site runs Fairlands Way which has a pedestrian footpath and adopted cycle track alongside it. There are no formally adopted cycle routes through the park although it is noted that many cyclists use the footpaths through the park, the legality of which is not a material planning consideration for this application.
- 7.5.10 The concerns from Cycling UK (Stevenage) regarding a lack of cycle route through the park are noted. Policy SP6(b) in the Local Plan Partial Review (2024) states that "*developments should first prioritise active travel in the layout of sites and by providing connections to surrounding pedestrian and cycle networks*". The Policy wording does not require developers to provide new cycle routes, rather, they are to ensure that there are suitable connections to existing routes. Given the application site is within a long existing public park that has multiple footpaths traversing it, that already connect to the cycle network on Fairlands Way, there is no requirement on the developer to providing additional connections, and no requirement on the developer to create a new cycle route through the park.
- 7.5.11 The site is centrally located in the Town and has multiple excellent links to non-car modes of travel (including public transport) and is therefore considered to be acceptable in this regard.
- 7.5.12 The Parking Provision SPD has no specific requirement for cycle storage for this type of application. The closest measure would be "other outdoor sports grounds" which has a requirement of 1 space per 10 players at the busiest period. There are no known figures for users of the proposed development but on the assumption that it could withstand a football match with 11 players a side then this would equate to 3 spaces. The submission shows the provision of 3 Sheffield stands to the south of the PlayZone and, following discussions with the applicant, details of suitable shelters has also been provided. These

can be secured via the imposition of a condition and as such the application is considered acceptable in this regard.

- 7.5.13 Turning now to highway safety, Herts County Council as Highways Authority (HA) initially raised concerns about the submitted Construction Management Plan (CMP) on the basis that there was no data on trip generation nor details of how construction vehicles could enter and exit the site in forward gear.
- 7.5.14 The applicant advised the HA through the Council that the trip generation would generally be low and would in any case be controlled through a booking system such that the Council has the ability to then control the number of persons on site at any one time and ensure there is no overload of the site, especially during events in the park.
- 7.5.15 The HA provided updated comments to advise that they raise no concerns or objections to the proposal but that they would require a new and updated CMP to include further details than that already submitted prior to commencement of development. This condition is considered reasonable to ensure site safety.
- 7.5.16 Taking all the aforementioned into account, the site is considered to be in a highly sustainable and central location that is well served by pedestrian and cycle routes. The application coming forward with no additional parking is acceptable and falls within the Zone 1 Accessibility Reductions applicable to the site.

7.6 Impact on the Environment

- 7.6.1 The application site is an area of hardstand within an existing park that prior to being a park was open fields. Therefore, there would be very low risk of contamination.
- 7.6.2 Following consultation with the Council's Environmental Health section, they have raised no concerns from a land contamination perspective subject to the imposition of conditions. The conditions imposed would require a remediation strategy to be submitted for approval in the event that contamination is identified during the construction phase of development.

Groundwater

- 7.6.3 The application site is not located within a Source Protection Zone and the proposed development would not require the digging out of substantial foundations.

Air Quality

- 7.6.4 Policy FP7 of the adopted Local Plan (2019) states that all development proposals should minimise, and where possible, reduce air, water, light and noise pollution. Looking at air quality and air pollution specifically, The Air Quality Annual Status Report (ASR) 2019 by Stevenage Borough Council identifies that the development site is not located within, or near, an Air Quality Management Area (AQMA).
- 7.6.5 Given the type of development, it is not considered that there would be harmful impacts arising from construction.
- 7.6.6 With regards to the operational aspect of the development, due to its limited scale, the proposed development would give rise to a very small increase in NO₂ emissions which, in accordance with IAQM/EPUK guidance, is identified as having a negligible impact at all receptors in the area. As such, the need for additional mitigation has not been identified as being required.

Noise Pollution

- 7.6.7 With respect to noise, Policy FP8: Pollution Sensitive Uses stipulates that planning permission for pollution sensitive uses will be granted where they will not be subjected to unacceptably high levels of pollution exposure from either existing, or proposed pollution generating uses.

- 7.6.8 Dealing firstly with the impact of noise from the construction phase of the development, detailed measures will be required in the CMP. Through the CMP the hours in which noisy activities take place are to be controlled along with the imposition of relevant mitigation measures being put in place to minimise the impact of noise from construction activities. Moreover, if a breach were to take place, the Council can enforce the condition accordingly. Consequently, the imposition of such a condition is supported by the Council's Environmental Health Section.
- 7.6.9 With regards to noise which could arise during the operational phase of development, if any complaints arose regarding future occupiers, these would be dealt with by the Borough Council's Environmental Health department.

Light Pollution

- 7.6.10 In terms of light pollution, Policy FP7: Pollution of the adopted Local Plan (2019) requires all development proposals should minimise, where possible, light pollution. Applications for development where pollution is suspected must contain sufficient information for the application to make a full assessment on impacts. Planning permission will be granted where it can be demonstrated that the development will not have unacceptable impacts on:
- a) the natural environment, general amenity and the tranquillity of the wider area which includes light pollution;
 - b) health and safety of the public; and
 - c) The compliance with statutory environmental quality standards.
- 7.6.11 Turning to the operational side of the development, Environmental Health have assessed the application and advised that they have no objections or concerns to the flood lighting subject to conditions controlling their hours of operation. This is because the submitted plans and documents evidence that the light from the floodlights will not reach neighbouring residential gardens nor the habitable rooms within the dwellings.
- 7.6.12 In terms of lighting associated with the construction aspect of the proposed development, this is dealt with as part of a Construction Management Plan.

7.7 Trees and Landscaping

- 7.7.1 Policy NH5 of the adopted Local Plan (2019) states that development proposals will be expected to protect and retain individual trees within the development site and should include new planting where appropriate.
- 7.7.2 The application site consists of a vacant hardstand within the park, formerly used as a tennis court. No part of the application site includes tree or any soft landscaping.

7.8 Biodiversity, Ecology and Protected Species

- 7.8.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply in some circumstances.
- 7.8.2 Applicants for planning permission are required to make a statement as to whether the biodiversity gain condition will apply if permission is granted, and, if it does not apply, under which exemption they are applying.
- 7.8.3 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity

gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

7.9 Equality, Diversity and Human Rights

- 7.9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.9.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.
- 7.9.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.9.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.9.5 The application site, and King George V Playing Fields as a whole, has been designed to be level access throughout for disabled users and other forms of wheeled articles such as pushchairs and bicycles.
- 7.9.6 It is considered that the decision has had regard to this duty. The development would not conflict with either Stevenage Borough Council's Equality Policy or the commitments set out in our Equality Objectives and would support the Council in meeting its statutory equality responsibilities.

8. CONCLUSIONS

- 8.1. In conclusion, it is considered that the proposed development will not have a detrimental impact upon the visual amenity of the King George V Playing Fields and the identified harm to the neighbouring Old Town Conservation Area is significantly outweighed by the substantial health and social public benefits of the development through the provision of an additional recreational facility. It does not affect the form and function of the Principal Open Space and there is sufficient parking and alternative means of access to serve the proposed development.

9. RECOMMENDATION FOR 25/00894/FP

- 9.1 That planning permission be GRANTED subject to the following conditions.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
MCA-MUK3521-01-D; MCA-MUK3521-02; MCA-MUK3521-03-A; MCA-MUK3521-04;
MCA-MUK3521-05; MCA-MUK3521-06; MCA-MUK3521-07-A; MCA-MUK3521-08;
MCA-MUK3521-09-A; MCA-MUK3521-10;
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 external materials used in the development to which this permission relates shall be those detailed on the approved plans and in the accompanying planning submission documents unless otherwise agreed in writing by the local planning authority.
REASON:- To ensure the development has an acceptable appearance.
- 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 and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the local planning authority.
REASON:- To ensure that the site does not pose any risk to human health and to ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed.
- 5 No demolition or construction work which is audible at the site boundary 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 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays.
REASON:- To safeguard the amenities of the occupiers of neighbouring properties.
- 6 The floodlights hereby permitted shall be shut off by 22:00 hours. One light column is permitted to remain on until 22:15 to allow the multi-use games area to be vacated safely.
REASON:- To ensure that the floodlights and users of the multi-use games area facility do not cause harm to the amenities of neighbouring residents.
- 7 The PlayZone hereby permitted shall not come into recreational use until suitable secure cycling storage facilities in accordance with the approved plans and documents have been installed.
REASON:- To ensure that adequate cycle parking is provided in accordance with the Council's adopted supplementary planning documents.
- 8 The PlayZone hereby permitted shall not come into recreational use until a written Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The contents of the Plan shall set out the physical and managerial measures for the control of noise associated with the facility. Thereafter, all agreed measures shall be maintained in perpetuity.
REASON:- To safeguard the amenities of the occupiers of nearby residential dwellings

- 9 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
- a. Construction vehicle numbers, type, routing.
 - b. Access arrangements to the site.
 - c. Measure to minimise dust, noise machinery and traffic noise impacts during construction.
 - d. Screening and hoarding details to protect neighbouring residents.
 - e. Traffic management requirements, including the location of routes and from the site, details of their signing monitoring and enforcement measures.
 - f. Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas);
 - g. Siting and details of wheel washing facilities.
 - h. Cleaning of site entrances, site tracks and the adjacent public highway including end of day tidying procedures to ensure protection of the site out the hours of construction. The construction activities shall be designed and undertake in accordance with the code of best practice set out in BS 5228 1997 and the agreed details unless otherwise agreed in writing by the LPA and Highways.
 - i. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
 - j. Provision of sufficient on-site parking prior to commencement of construction activities.
 - k. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
 - l. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, and remaining road width for vehicle movements.

REASON:- In the interests of highway safety.

The Council has acted Pro-Actively for the following reason:-

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 **Biodiversity Net Gain**

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

10. RECOMMENDATION FOR 25/00895/AD

10.1 That advertisement consent be GRANTED subject to the following conditions.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
MCA-MUK3521-01-D; MCA-MUK3521-02; MCA-MUK3521-03-A; MCA-MUK3521-04;
MCA-MUK3521-05; MCA-MUK3521-06; MCA-MUK3521-07-A; MCA-MUK3521-08;
MCA-MUK3521-09-A; MCA-MUK3521-10;
REASON:- For the avoidance of doubt and in the interests of proper planning
- 2 A. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

B. No advertisement shall be sited or displayed so as to:-
 - i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

C. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

D. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

E. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASON:-In accordance with Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

11. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference numbers relating to these items.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted February 2025, Stevenage Design Guide adopted February 2025.
3. Stevenage Borough Local Plan 2011 – 2031 adopted 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2019.
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 December 2024 and Planning Practice Guidance.

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

Date: 12th February 2026

Author: Aliya Khalil

Lead Officer: Alex Robinson

Contact Officer: Aliya Khalil

Application No : 25/00896/FP

Location : Stevenage Borough Council Depot Cavendish Road

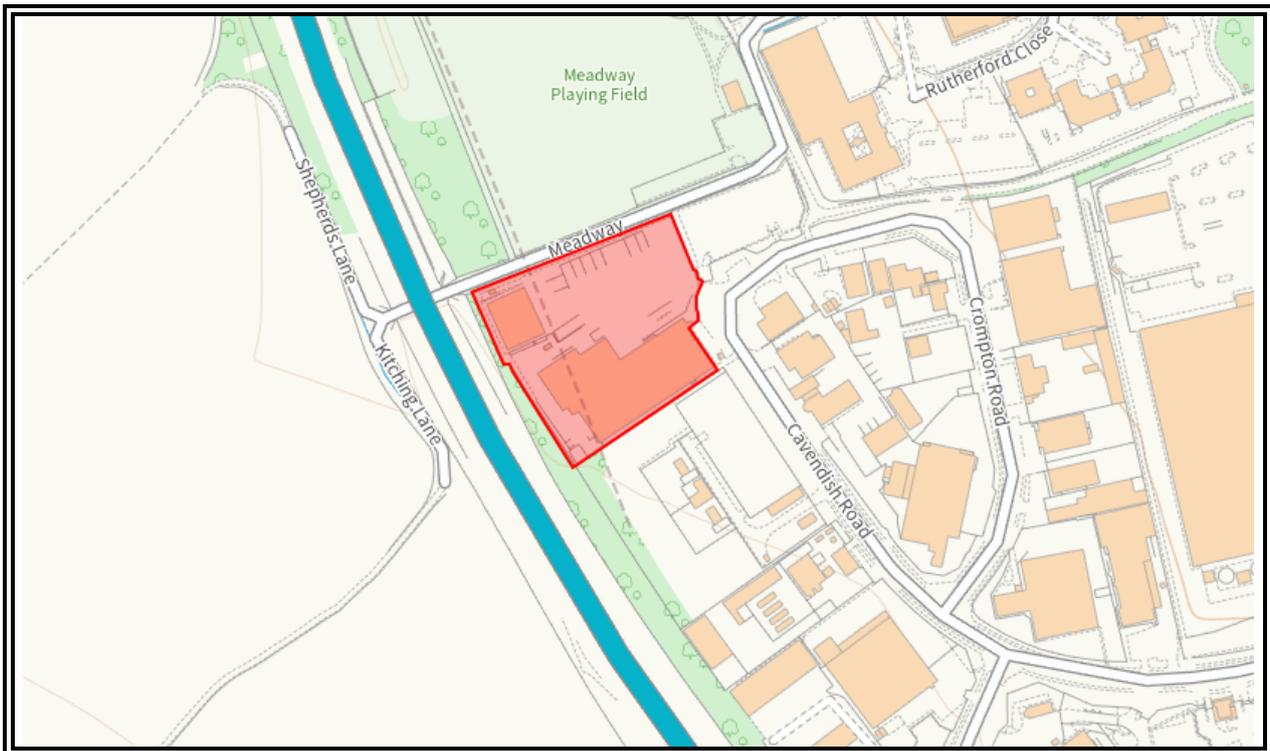
Proposal : Erection of covered storage building for household waste
Drawing Nos.: SKK4307/001 Rev B; SKK4307/101 Rev B; SKK4307/102 Rev B;
SKK4307/104 Rev B; SKK4307/106 Rev B; SKK4307/002 Rev A;

Applicant : Mr Leslie Smith

Agent: Mr Bhupendra Persand

Date Valid: 19 December 2025

Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises the Borough Council Waste Depot, and is located on the north-western side of Cavendish Road, Stevenage. To the west of the site lies the A1 (M) Motorway, with primarily agricultural land beyond this, and to the north is the Meadway Playing Field. Directly to the south of the site is an electricity substation and gas stations which serve the electricity grid.
- 1.2 It forms as part of the wider Gunnels Wood Industrial Area with a mix of industrial, commercial and warehouse uses, with a two-storey office building serving the application site, and an outdoor waste area.
- 1.3 The site is secured with 2.5 metre high palisade fencing, with mature conifer trees along the northern boundary bordering Meadway Playing Field.

2. RELEVANT PLANNING HISTORY

- 2.1 Under planning application 20/00692/FP, planning permission was sought for the “reconfiguration of existing waste transfer bays including replacement transfer bay enclosures and the creation of 1 no. additional transfer bay with associated enclosure”. This application was granted planning permission in January 2021.
- 2.2 A non-material amendment was sought under planning application 22/00679/NMA, which sought for a “non-material amendment to planning permission 20/00692/FP for Alteration of Glass Waste bay width from 6200mm to 7555mm.” This was agreed to be a non-material amendment in August 2022.

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the erection of covered storage building for household waste. The purpose of the outbuilding is to cover and contain household waste, with it being open-ended (three-sided) in nature to allow commercial waste vehicles unimpeded access. This seeks to increase capacity for household waste, to protect the waste from the weather and prevent breaking down of the waste prematurely, to reduce the risk of wind-blown litter and eradicate seagulls from feeding from the waste and to provide a visual screen for the waste.
- 3.2 It will have a maximum height of approximately 8.5 metres, 14.7 metres in depth and 27.65 metres in width. The design and scale would match that of the buildings on site, although it is noted that the existing buildings are taller on site, with a ridge height of 9.6 metres. The walls and roof would be comprised of profiled metal roof sheeting.
- 3.3 This application has been referred to the Planning and Development Committee for its decision. This is because the applicant and landowner is Stevenage Borough Council.

4. PUBLIC REPRESENTATIONS

- 4.1 This planning application has been publicised by way of a site notice posted on the 24th of December 2025, and neighbouring properties have been notified about the application via a letter. No comments or representations have been received.

5. CONSULTATIONS

- 5.1. Hertfordshire County Council Highways

- 5.1.1 It has been considered that the proposed development is of a small scale and does not consequently have a significant impact on the safety and operation of the adjoining highway.

5.2 Hertfordshire County Council Minerals and Waste

- 5.2.1 The Waste Planning Authority welcomes the proposed development to help improve environmental management and operational efficiency at the Household Recycling Centre.

5.3 Environment Agency

- 5.3.1 It is advised that consideration is paid to Section 6.1 of the 'Non-hazardous and inert waste: appropriate measures for permitted facilities' with respect to emissions control for enclosure within buildings.
- 5.3.2 It is also advised that water efficient technology, fixtures and fittings should be considered as an integral part of new developments or refurbishments.

6. RELEVANT PLANNING POLICIES

6.1 The National Planning Policy Framework (NPPF)

- 6.1.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. The latest version of the NPPF was published in December 2024 (with further minor amendments in February 2025).
- 6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 6.1.3 The NPPF should be read as a whole (including its footnotes and annexes). It should also be read in conjunction with the government's planning policy for traveller sites, and its planning policy for waste.

6.2 The Development Plan

- 6.2.1 For Stevenage, the development plan comprises the following documents:
- Stevenage Borough Local Plan 2011-2031
 - Waste Core Strategy & Development Management Policies DPD 2011-2026
 - Waste Site Allocations DPD 2011-2026
 - Minerals Local Plan Review 2002-2016

6.3 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

- 6.3.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019, well before the publication of the latest version of the NPPF. However, the policies in the plan should not be considered out-of-date for this reason alone. Instead, weight must be given to them according to their degree of consistency with the NPPF (the closer the policies in the plan align to the policies in the NPPF, the greater the weight that may be given).
- 6.3.2 However, the council is required to treat its housing policies as out of date because its latest Housing Delivery Test result indicates that the delivery of housing in the borough

has been less than 75% of the housing requirement over the past three years. This means that permission should be granted for applications involving the provision of housing except in the particular circumstances set out under paragraph 11(d) of the NPPF.

6.3.3 There are also some other limited areas of inconsistency between the policies in the local plan and the NPPF. Where relevant, these are explained later in this report.

6.3.4 The policies in the adopted plan most relevant to determining the current application are as follows:

Policy SP1: Presumption in favour of sustainable development;

Policy SP2: Sustainable Development in Stevenage;

Policy SP3: A strong, competitive economy;

Policy SP8: Good Design;

Policy SP11: Climate change, flooding and pollution;

Policy IT5: Parking and access;

Policy EC2a: Gunnels Wood Employment Area;

Policy EC3: Gunnels Wood Industrial Zone;

Policy GD1: High quality design;

Policy FP7: Pollution.

6.4 Local Plan Review and Update (2024)

Local Plan Partial Review and Update

6.4.1 The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6.4.2 In response to the review, the Council has produced a partial update of the local plan. Weight must be given to the emerging policies in the partial update according to:

1. the stage of preparation of the emerging plan;
2. the extent to which there are unresolved objections to the policies; and
3. the degree of consistency between the policies and the most recent revision of the NPPF.

6.4.3 At the time of writing, the partial update is at the stage of having been submitted to the secretary of state for examination. The examination hearings are scheduled to take place in December 2025.

6.4.4 Given that the examination has yet to conclude, there remain unresolved objections to a number of emerging policies. The partial update is nonetheless at an advanced stage of preparation and the council considers the emerging policies within it to have a high degree of consistency with the NPPF. Where relevant, the weight to be given to emerging policies will be set out in the assessment section of this report.

6.5 Other Material Considerations

6.5.1 In determining planning applications, regard must also be had to other material consideration. This may include, but is not limited to:

- The Planning Practice Guidance
- The National Design Guide
- Written ministerial statements and directions
- Guidance published by Hertfordshire County Council
- The Community Infrastructure Levy (CIL)
- Stevenage Borough Council supplementary planning documents

6.5.2 Planning decisions must also reflect relevant internal obligations and statutory requirements.

6.6 Community Infrastructure Levy Page 48

- 6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy (“CIL”) Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location, and floor space of a development.

7. APPRAISAL

- 7.1.1 The main issues in the assessment of the application is its acceptability in land use policy terms, impact on visual amenities, impact on amenities, parking and highways implications and impact on the environment.
- 7.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 Land Use Policy Considerations

- 7.2.1 The application site is located within the Gunnels Wood Employment area and is defined in the adopted Stevenage Borough Local Plan 2011-2031 (2019) under Policy EC2a (Gunnels Wood Employment Area). Policy EC3 of the Local Plan is relevant as the site falls specifically within the Gunnels Wood Industrial Zone on Crompton Road. In these areas, the Policy states that planning permission will be granted where a development is for use classes B1(c) light industry (now Class E(g)(iii)), B2 general industry and / or B8 storage and distribution and, in addition, any new unit or building is of an appropriate size and does not generally exceed 500m² within the Crompton Road industrial area. The policy states that planning permission will only be granted to as an exception to these criteria where the development is ancillary, or essential to the continued operation of, an established B-class use.

7.2.2 As outlined in paragraph 3.1 of this report, the application seeks to erect a covered storage building for increasing the householder waste capacity and ensuring that it is covered. Given the Council’s Waste Depot is an established use in this part of the employment site and these bays are fundamental to the operation of the site, the proposed development is in accordance with the Council’s employment policies set in the adopted Local Plan (2019).

7.3 Impact on the appearance of the area

National Planning Policy Framework and Planning Practice Guidance

- 7.3.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.
- 7.3.2 The National Design Guide 2021, which was published by the Government, is a material consideration in the determination of planning applications. It states that buildings are an important component of places and proposals for built development are a focus of the development management system. However, good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and

- social infrastructure – social, commercial, leisure uses and activities.

7.3.3 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout;
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Development Plan

7.3.4 Policy SP8 of the Local Plan Partial Review (2024), generally reflects the requirements of the NPPF in that it requires new development to achieve the highest standards of design and sustainability. In addition, Policy GD1 generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment, and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.

7.3.5 In the emerging local plan partial review and update, criterion (e) is updated to refer to “unacceptable” adverse impacts. The intention behind the change is to make clear that in some circumstances, an adverse impact might still fall within acceptable bounds and that this is a matter of judgement for the decision maker. Policy GD2 is a new policy emerging from the local plan partial review and update. It states that proposals which demonstrate they have been designed to achieve a rating of excellent or higher against a relevant BREEAM standard and/or to achieve the BRE Home Quality Mark will be strongly supported, although this is not mandatory.

Supplementary Planning Document

7.3.6 The Council’s Design Guide SPD (2025) sets out that an understanding and analysis of the original New Town design concepts identified some key issues. These have been used as key themes, which run throughout the entirety of the Design Guide. Considering these concepts at all stages of the development process provides a good basis for the creation of a successful place; based on the recognised principles of urban design, but also building on the existing fabric of the town without taking away from Stevenage’s history as Britain’s first Mark One New Town. The themes have been identified as follows:

- Sustainability – incorporate principles of sustainable development from a town-wide perspective to measures incorporated into an individual property;
- Increasing densities – encourage high densities in accessible locations;
- Respecting existing characteristics – respect local characteristics and preserve and enhance existing features, where appropriate;
- Legibility – provide landmark developments at nodal points;
- Design innovation – showcase Stevenage as an example of high-quality design, creating safer places through urban design techniques.

7.3.7 The proposed development would comprise the erection of a 8.5m high profiled metal sheeting in a grey sheeting, with powder coated guttering and rainwater pipes. This building will be approximately 27.65 metres in width and 14.7 metres in depth. This building is being erected to provide additional capacity for householder waste, and to ensure this is stored in a suitable location to avoid birds feeding on the waste, to improve the visual and general amenity of the site and to protect the waste from premature break down.

7.3.8 This building will be of a slightly smaller scale in both height and width than the existing storage building on site, but is to be located in a similar position which is towards the rear of the site. As such, they would be located at least 50m from the nearest public

vantage point on Cavendish Road. Therefore, due to the presence of existing boundary treatment, location of buildings, these enclosures would only be visible at very acute viewing angles from Cavendish Road i.e. the site entrance. In terms of public vantage points from the Meadway, the existing trees are to be retained in order to continue to provide a natural screen. As such, you would only catch glimpses of the proposed enclosures. In terms of their design, they are utilitarian and reflect the operational design requirements for the waste transfer element of the depot which is also industrial in nature. As such, the proposal is not out of character in this established employment area.

- 7.3.9 Given the aforementioned assessment, the proposal would not have a detrimental impact on the character and appearance of the site. In addition, the proposal would not harm the visual amenities of the wider street scene. Therefore, it accords with the design policies in the adopted Local Plan (2019), the Council's Design Guide SPD (2025), and the NPPF (2024).

7.4 Impact on Neighbouring residential amenity

National Planning Policy Framework and Planning Practice Guidance

- 7.4.1 Paragraph 135 of the NPPF (2024) sets out that planning decision should ensure create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that "*Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability*". Paragraph 126 of the National Design Guide also emphasises that "*well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important*".

Development Plan

- 7.4.2 Policies SP8 and GD1 of the Local Plan Partial Review (2024) are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle.
- 7.4.3 In terms of impact on residential amenities, the nearest residential properties are located 195m from the application site, the closest being Benoni, Symonds Green Lane. Due to the significant separation distance combined with the site already being in operation, it is not considered the proposal would harm the amenities of the nearest residential properties. In terms of impact on the surrounding area, the site does fall within an industrial which already has a large amount of background noise. Therefore, the proposal would not harm amenities more generally.

7.5 Car Parking and Cycle Provision

National Planning Policy Framework and Planning Practice Guidance

- 7.5.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*". Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Development Plan

- 7.5.2 Policy IT5 of the Local Plan Partial Review (2024), which carries significant weight, requires development proposals to comply with the parking standards set out in the Stevenage Borough Council Parking Provision and Sustainable Transport SPD 2020.
- 7.5.3 The proposed development does not seek to increase the number of staff already employed at the Waste Depot. In addition, the proposal would not have an impact on existing parking which is already being provided on site. With respect to the impact on the highway network, the application site already benefits from an existing vehicle access offset from Cavendish Road which is designated as a local access road with a speed restriction of 30mph. The proposal does not seek to alter or create any new access points onto the established highway network.
- 7.5.4 The existing access itself is integrated into an industrial design carriageway that includes a combined verge and footway. This offers a wide envelope of visibility that provides an acceptable level of vehicle-to-vehicle inter-visibility and pedestrian visibility. The proposal, as it does not result in the creation of additional staff or alter the existing parking provision, would not generate any additional vehicle traffic.
- 7.5.5 Given the aforementioned assessment, Hertfordshire County Council as Highways Authority does not consider the proposed development would have a detrimental impact on the safety and operation of the highway network.

7.6 Impact on the Environment

- 7.6.1 The application site is already in operation as a waste depot on behalf of Stevenage Borough Council, and the scheme will not create any additional environmental impact over and above the existing situation. In terms of the construction of the development, the Environmental Agency have advised that any new developments or refurbishments should be affixed with water efficient technology. This submitted details do not indicate that any new water resources are to be installed under this application.

7.7 Biodiversity, Ecology and Protected Species

- 7.7.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply in some circumstances.

7.7.2 Applicants for planning permission are required to make a statement as to whether the biodiversity gain condition will apply if permission is granted, and, if it does not apply, under which exemption they are applying.

7.7.3 Based on the information submitted and available this permission is not considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:

a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

7.7.4 The building is to be constructed on existing hardstanding, which will remain following completion of development as no foundation is to be created for the erection of the building.

7.8 Other Matters

CIL Liability

7.8.1 Due to the nature of the proposed development, there is no CIL liability.

7.9 Equality, Diversity and Human Rights

7.9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

7.9.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.

7.9.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.

7.9.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.

7.9.5 The proposal does not affect the accessibility into the Waste Depot, nor would it affect members of the public, including those covered by the Equalities Act. The proposed development is not considered therefore to have any material impact on persons with any of the protected characteristics listed under the Equalities Act.

- 8.1 To conclude, the principle of the proposed development is acceptable as it would support the operation and maintenance of the Waste Depot. Furthermore, it will not have a detrimental impact on the character and appearance of the site, and nor will it detract from the exiting visual amenities of the street scene. The proposal will not cause harm to the amenities of the nearest residential properties, and nor will it have any impact on the safety and usability of the highway network. It will not generate any additional harm above the exiting situation at the Waste Depot.
- 8.2 Given the aforementioned, the proposed development is considered to be acceptable in line with the Council adopted Local Plan, Planning and Design Guide SPD (2025), the Council's Car Parking Standards SPD (2025), the NPPF (2024) and Planning Practice Guide.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:SKK4307/001 Rev B; SKK4307/101 Rev B; SKK4307/102 Rev B; SKK4307/104 Rev B; SKK4307/106 Rev B; SKK4307/002 Rev A;
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 No 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 0900 and 1300 on Saturdays.
REASON: - To safeguard the amenities of the occupiers of neighbouring properties.
- 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 and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the local planning authority.
REASON:- To ensure that the site does not pose any risk to human health and to ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed.

The Council has acted Pro-Actively for the following reason:-

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

1 **Public Information on Planning Applications**

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 **Community Infrastructure Levy**

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
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Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri). **Page 55**

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 **Biodiversity Net Gain**

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found **Page 56** the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

6 Hertfordshire County Council as Highways Authority

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:

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

7 Hertfordshire County Council as Highways Authority

Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

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 February 2025, Stevenage Design Guide adopted February 2025, Stevenage Borough Council Developer Contributions adopted February 2025.
3. Stevenage Borough Local Plan 2011 – 2031 adopted 2019.
4. Hertfordshire County Council’s Local Transport Plan 4 adopted May 2019.
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 2024 and Planning Practice Guidance.

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

Date: 12 February 2026

Author: Aliya Khalil

Lead Officer: Alex Robinson

Contact Officer: Aliya Khalil

Application No : 25/00814/FPH

Location : 1 Oakfields Close Stevenage

Proposal : Erection of single storey front extension
Drawing Nos.: Site Location Plan; 25/36/01;

Applicant : Mr and Mrs Prieto

Agent: Mr Richard Chambers

Date Valid: 10 November 2025

Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises an end-of-terrace dwelling located on the northern side of Oakfields Close. It is situated close to the junction with Longfields to the north.
- 1.2 The property is constructed with brown brick externally, with a gable, tiled roof. The prevailing character in this area is primarily brown bricked terraced or semi-detached dwellings of a somewhat uniform size and design.

2. RELEVANT PLANNING HISORY

- 2.1 Planning application 12/00185/FP sought planning permission for a “single storey rear extension”. This had been granted in June 2012.
- 2.2 Planning application 12/00580/NMA sought a non material amendment to the previously approved application reference number 12/00185/FP for alterations to the fenestration (doors). This was agreed to in March 2013.

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the erection of single storey front extension.
- 3.2 The extension is proposed to measure approximately 2.8 metres wide, and 1.9 metres deep. The height to the eaves is proposed to be approximately 2.2 metres, with a maximum height of 3.4 metres. It will replace the existing porch structure.
- 3.3 This application comes before the Planning and Development Committee because the applicant is related to employees of Stevenage Borough Council. Therefore, in line with the Council’s constitution, this application is being referred to the aforementioned committee for its decision.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters, no public representations have been received.

5. CONSULTATIONS

- 5.1. No consultations have been made as a result of this application.

6. RELEVANT PLANNING POLICIES

6.1 The National Planning Policy Framework (NPPF)

- 6.1.1 The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. The latest version of the NPPF was published in December 2024 (with further minor amendments in February 2025).

6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

6.1.3 The NPPF should be read as a whole (including its footnotes and annexes). It should also be read in conjunction with the government's planning policy for traveller sites, and its planning policy for waste.

6.2 The Development Plan

6.2.1 For Stevenage, the development plan comprises the following documents:

- Stevenage Borough Local Plan 2011-2031
- Waste Core Strategy & Development Management Policies DPD 2011-2026
- Waste Site Allocations DPD 2011-2026
- Minerals Local Plan Review 2002-2016

6.3 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

6.3.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019, well before the publication of the latest version of the NPPF. However, the policies in the plan should not be considered out-of-date for this reason alone. Instead, weight must be given to them according to their degree of consistency with the NPPF (the closer the policies in the plan align to the policies in the NPPF, the greater the weight that may be given).

6.3.2 However, the council is required to treat its housing policies as out of date because its latest Housing Delivery Test result indicates that the delivery of housing in the borough has been less than 75% of the housing requirement over the past three years. This means that permission should be granted for applications involving the provision of housing except in the particular circumstances set out under paragraph 11(d) of the NPPF.

6.3.3 There are also some other limited areas of inconsistency between the policies in the local plan and the NPPF. Where relevant, these are explained later in this report.

6.3.4 The policies in the adopted plan most relevant to determining the current application are as follows:

Policy SP8: Good design;
Policy IT5: Parking and access;
Policy GD1: High quality design.

6.4 Local Plan Review and Update (2024)

Local Plan Partial Review and Update

6.4.1 The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6.4.2 In response to the review, the Council has produced a partial update of the local plan. Weight must be given to the emerging policies in the partial update according to:

1. the stage of preparation of the emerging plan;
2. the extent to which there are unresolved objections to the policies; and
3. the degree of consistency between the policies and the most recent revision of the NPPF.

6.4.3 At the time of writing, the partial update is at the stage of having been submitted to the secretary of state for examination. The examination hearings are scheduled to take place in December 2025.

6.4.4 Given that the examination has yet to conclude, there remain unresolved objections to a number of emerging policies. The partial update is nonetheless at an advanced stage of preparation and the council considers the emerging policies within it to have a high degree of consistency with the NPPF. Where relevant, the weight to be given to emerging policies will be set out in the assessment section of this report.

6.5 Other Material Considerations

6.5.1 In determining planning applications, regard must also be had to other material consideration. This may include, but is not limited to:

- The Planning Practice Guidance
- The National Design Guide
- Written ministerial statements and directions
- Guidance published by Hertfordshire County Council
- The Community Infrastructure Levy (CIL)
- Stevenage Borough Council supplementary planning documents

6.5.2 Planning decisions must also reflect relevant internal obligations and statutory requirements.

6.6 Community Infrastructure Levy

6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy (“CIL”) Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location, and floor space of a development.

7. APPRAISAL

7.1 The main issues in the assessment of the impact of the proposal on the character and appearance on the dwellinghouse and the surrounding area, the impact on the amenities of neighbouring occupiers, and the car parking provision.

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 Design and visual impact

National Planning Policy Framework and Planning Practice Guidance

7.2.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.

7.2.2 The National Design Guide 2021, which was published by the Government, is a material consideration in the determination of planning applications. It states that buildings are an important component of places and proposals for built development are a focus of the development management system. However, good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and

- social infrastructure – social, commercial, leisure uses and activities.

7.2.3 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout;
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Development Plan

7.2.4 Policy SP8 of the Local Plan Partial Review (2024), generally reflects the requirements of the NPPF in that it requires new development to achieve the highest standards of design and sustainability. In addition, Policy GD1 generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment, and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.

7.2.5 In the emerging local plan partial review and update, criterion (e) is updated to refer to “unacceptable” adverse impacts. The intention behind the change is to make clear that in some circumstances, an adverse impact might still fall within acceptable bounds and that this is a matter of judgement for the decision maker. Policy GD2 is a new policy emerging from the local plan partial review and update. It states that proposals which demonstrate they have been designed to achieve a rating of excellent or higher against a relevant BREEAM standard and/or to achieve the BRE Home Quality Mark will be strongly supported, although this is not mandatory.

Supplementary Planning Document

7.2.6 The Council’s Design Guide SPD (2025) sets out that an understanding and analysis of the original New Town design concepts identified some key issues. These have been used as key themes, which run throughout the entirety of the Design Guide. Considering these concepts at all stages of the development process provides a good basis for the creation of a successful place; based on the recognised principles of urban design, but also building on the existing fabric of the town without taking away from Stevenage’s history as Britain’s first Mark One New Town. The themes have been identified as follows:

- Sustainability – incorporate principles of sustainable development from a town-wide perspective to measures incorporated into an individual property;
- Increasing densities – encourage high densities in accessible locations;
- Respecting existing characteristics – respect local characteristics and preserve and enhance existing features, where appropriate;
- Legibility – provide landmark developments at nodal points;
- Design innovation – showcase Stevenage as an example of high-quality design, creating safer places through urban design techniques.

7.2.7 The proposal seeks to replace the existing flat-roofed porch with a new lean-to, single-storey structure measuring at approximately 2.3 metres to the eaves, with a maximum height of 3.5 metres. It will be approximately 2.8 metres wide, and protrude 1.9 metres from the main dwellinghouse.

7.2.8 The wall, roof tiles, window and door materials are outlined as per the proposed plans and the application form to match the existing. The proposed extension appears subordinate to the original property and maintains the architectural integrity of the existing dwellinghouse in accordance with the Design Guide SPD (Principle HD7: Porches and front extensions). It will also be in-keeping with the character and appearance of the surrounding area, with porches of various designs being an existing feature along Oakfields Close.

7.2.9 Having regard to the above, it is considered that the proposed development would be of a high quality and suitably respectful of its surroundings.

7.3 Impact on Neighbouring residential amenity

National Planning Policy Framework and Planning Practice Guidance

- 7.3.1 Paragraph 135 of the NPPF (2024) sets out that planning decision should ensure create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that “*Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability*”. Paragraph 126 of the National Design Guide also emphasises that “*well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important*”.
- 7.3.2 When comparing the relationship between the existing dwelling with the proposed porch with regards to neighbouring amenities, it is considered there will be a limited impact. The depth of the proposed front extension is similar to that of the existing, and there are no overbearing or dominance concerns. It is acknowledged that Principle HD7 as per the Design Guide SPD states that a porch/front extension should not project more than 1.5 metres where it abuts the boundary of another property. Here, whilst the extension will protrude 1.9 metres, the porch will not abut the boundary of another property, given the spacious nature of the application site. Furthermore, as aforementioned, the depth is similar to the existing porch structure and the proposal is not considered to exacerbate any matters.
- 7.3.3 The porch is single storey and therefore is unlikely to impact outlook of a habitable room or affect privacy. It also passes the relevant 45-degree tests.

7.4 Car Parking and Cycle Provision

National Planning Policy Framework and Planning Practice Guidance

- 7.4.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”. Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Development Plan

7.4.2 Policy IT5 of the Local Plan Partial Review (2024), which carries significant weight, requires development proposals to comply with the parking standards set out in the Stevenage Borough Council Parking Provision and Sustainable Transport SPD 2020.

7.4.3 Considering the context of the site, and that the protrusion of the proposed extension is to be similar to the existing porch, it is not considered that the proposal will have any impact on the existing parking situation. The extension will not trigger any additional spaces post development as no additional bedrooms are being created, and the increase in the width of the porch structure by approximately 0.4 metres is not considered to have an impact on existing parking provision.

7.5 Equality, Diversity and Human Rights

7.5.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

7.5.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.

7.5.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.

7.5.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.

7.5.5 In this case, the development would not have any harmful impact on persons with characteristics protected by the Act. Likewise, it would not conflict with the council's Equality Policy or Equality Objectives. It is therefore considered that the Public Sector Equality Duty has been discharged in this case.

8. CONCLUSIONS

8.1.1 The development is considered to be acceptable in all respects, including its impact on the character and appearance of the area, and on the amenities of neighbouring occupiers.

8.1.2 The development is in accordance with the development plan taken as a whole and there are no other material considerations which warrant a decision other than in accordance with the development plan.

9. RECOMMENDATIONS

9.1 That planning permission be GRANTED.

SUBJECT TO THE FOLLOWING CONDITIONS AND REASONS:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; 25/36/01;
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 external surfaces of the development hereby permitted shall match the materials used in the construction of the original building to the satisfaction of the Local Planning Authority.
REASON:- To ensure the development has an acceptable appearance.

The Council has acted Pro-Actively for the following reason:-

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

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2 Community Infrastructure Levy

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This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

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To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

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Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

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- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as application is for householder permission.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

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 February 2025, Stevenage Design Guide adopted February 2025, Stevenage Borough Council Developer Contributions adopted February 2025.
3. Stevenage Borough Local Plan 2011 – 2031 adopted 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2019.
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 December 2024 and Planning Practice Guidance.

6 SITE DESCRIPTION

- 1.1 The application site comprises a two storey, terraced property within a predominantly residential area of Stevenage. It is located on the western side of Archer Road, within Radburn style cluster of homes.

7 RELEVANT PLANNING HISORY

- 2.1 Planning application 99/00235/FP had sought permission for a 'single storey front extension', which had been granted in August 1999.

Planning application 24/00408/HPA had been submitted to confirm that prior approval is not required for a "single storey rear extension which will extend beyond the rear wall of the original house by 4.65 metres, for which the maximum height will be 4.00 meters and the height of the eaves will be 3.00 meters". A decision issued in July 2024 confirmed that prior approval is not required.

8 THE CURRENT APPLICATION

- 3.1 This application seeks a proposed lawful development certificate for internal alterations to the dwelling and alterations to fenestration.
- 3.2 This application comes before the Planning and Development Committee because the applicant is related to employees of Stevenage Borough Council. Therefore, in line with the Council's constitution, this application is being referred to the aforementioned committee for its decision.

9 PUBLIC REPRESENTATIONS

- 4.1 As this application is a lawful development certificate under in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended), there is no statutory requirement to consult any adjoining neighbours.

10 CONSULTATIONS

- 10.1 As this application is a lawful development certificate under in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended), there is no statutory requirement to consult any consultees.

11 RELEVANT PLANNING LEGISLATION & ASSESSMENT

- 6.1 **Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended).**

- 6.1.1 The primary change externally would be for the alteration to the fenestration of the principal elevation. The door and window openings are to be swapped and replaced. These have been designed to be similar in appearance to the existing windows and doors as currently fitted at the application property.

- 6.1.2 Therefore, following an assessment of the proposal, it has been determined that it accords with the criterion set out in Schedule 2, Part 1, Class A of the Permitted Development Order. Therefore, the proposed works do not require planning permission

and would be classed as permitted development. Given planning permission is not required, the Council cannot legally assess the proposed development against the Council's adopted Local Plan (2019) or relevant guidance on design as defined in the Design Guide SPD (2025).

- 6.1.3 As for the internal alterations, according to Section 55 of the Town and Country Planning Act 1990, "the following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—
(a)the carrying out for the maintenance, improvement or other alteration of any building of works which—
(i)affect only the interior of the building."
- 6.1.4 The internal alterations to the floor plan (once the development as per the application 24/00408/HPA has been built) are not considered to constitute development as defined by the act referenced in paragraph 6.1.3. The application form states that these alterations are to accommodate two separate rooms for up to two potential lodgers, with the applicant to remain in the home.
- 6.1.5 Schedule 14 of Part 6 of the Housing Act 2004 outlines the buildings which are not HMOs for the Purposes of this Act (excluding Part1). For buildings occupied by owners, it would not constitute a HMO if one or more persons who have, whether in the whole or any part of it, either the freehold estate or a leasehold interest granted for a term of more than 21 years; any member of the household of such a person or persons or; no more than such number of other persons as is specified for the purposes of this paragraph in regulations made by the appropriate national authority.
- 6.1.6 The Government has released the following regulations as per their website, whereby renting out rooms to 2 or less people in a dwelling as a resident landlord (buildings occupied by owners) would not constitute a House in Multiple Occupation (HMO). <https://www.gov.uk/rent-room-in-your-home/houses-in-multiple-occupation>. Therefore, the proposal does not amount to a change of use of the dwellinghouse (class C3) to a HMO (class C4) which given the Article 4 Direction being in place, would normally have required planning permission. Consequently, the proposal does not amount to a change of use which would require planning permission and thus, would be deemed to be lawful.

6.2 Equality, Diversity and Human Rights

- 6.2.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 6.2.2 When considering proposals placed before the Council as Local Planning Authority, it is important that it is fully aware of and has themselves rigorously considered the equalities implications of the decision that they are taking. Therefore, rigorous consideration has been undertaken by the Council as the Local Planning Authority to ensure that proper appreciation of any potential impact of the proposed development on the Council's obligations under the Public Sector Equalities Duty.
- 6.2.3 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 6.2.4 It is considered that the decision has had regard to this duty. The development would not conflict with either Stevenage Borough Council's Equality Policy or the

commitments set out in our Equality Objectives and would support the Council in meeting its statutory equality responsibilities.

12 CONCLUSIONS

- 7.1 Upon balance, based on the evidence submitted, the proposal would not require planning permission at this moment, and nor would it constitute the creation of a HMO. Should there be any changes to any of the circumstances assessed under this application, the Council reserves the right to enforce any potential breaches in planning control.

13 RECOMMENDATIONS

- 8.1 That the Lawful Development Certificate is issued.

SUBJECT TO THE FOLLOWING CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; FRONT ELEVATION; FLOOR PLANS;
REASON:- For the avoidance of doubt and in the interests of proper planning
- 2 Following an assessment of the proposal, it has been determined that it accords with the criteria set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended). Therefore, the proposed works do not require planning permission and would be classed as permitted development.

INFORMATIVE

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

4 Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as application is for householder permission.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended).

Meeting: Planning and Development
Committee

Agenda Item:

Date: 12.02.2026

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Alex Robinson 01438 242257

Contact Officer – James Chettleburgh 01438 242266

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 : 25/00176/COND
 Date Received : 06.03.25
 Location : Land To The North Of Stevenage Off North Road And Weston
 Road Stevenage Herts
 Proposal : Discharge of Condition 10 (external materials) attached to
 planning permission reference number 22/00806/RMM
 Date of Decision : 05.12.25
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 25/00227/COND
 Date Received : 26.03.25
 Location : Land To The North Of Stevenage Weston Road Stevenage
 Herts
 Proposal : Discharge of Condition 14 (external lighting) attached to planning
 permission reference number 23/00890/RMM
 Date of Decision : 22.12.25
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 25/00508/FPH
Date Received : 03.07.25
Location : 160 Broadwater Crescent Stevenage Herts SG2 8EP
Proposal : Single storey front and rear extension.
Date of Decision : 05.01.26
Decision : **Planning Permission is GRANTED**
4. Application No : 25/00585/FP
Date Received : 01.08.25
Location : Stevenage Circuits Ltd Caxton Way Stevenage Herts
Proposal : Proposed external alterations and single-storey infill extension to facilitate a change of use from Class E(g)(iii) Light Industrial to Class B8 storage and distribution with ancillary technical showroom and offices
Date of Decision : 24.11.25
Decision : **Planning Permission is GRANTED**
5. Application No : 25/00599/FPH
Date Received : 05.08.25
Location : Traffords Symonds Green Lane Stevenage Herts
Proposal : First floor front extension, single-storey front and rear extension
Date of Decision : 23.12.25
Decision : **Planning Permission is GRANTED**
6. Application No : 25/00603/FP
Date Received : 06.08.25
Location : Valley Sports Football Academy Broadhall Way Stevenage Herts
Proposal : Demolition of existing portacabins and erection of 2 no. modular buildings
Date of Decision : 18.12.25
Decision : **Planning Permission is GRANTED**

7. Application No : 25/00680/COND
Date Received : 10.09.25
Location : Walpole Court Blenheim Way Stevenage Herts
Proposal : Discharge of conditions 27 (Infiltration Testing) and 28 (Maintenance of SuDS) attached to planning permission reference number 24/00047/FPM
Date of Decision : 20.11.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 25/00681/TPTPO
Date Received : 10.09.25
Location : 35 Downlands Stevenage Herts SG2 7BH
Proposal : Reduce crown by 5m to 1no. Oak (in Group A2) protected by Tree Preservation Order 33
Date of Decision : 15.12.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
9. Application No : 25/00709/COND
Date Received : 23.09.25
Location : Walpole Court Blenheim Way Stevenage Herts
Proposal : Discharge of conditions 6 (ground investigation); and 30 (temporary drainage) attached to planning permission reference number 24/00047/FPM
Date of Decision : 25.11.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

10. Application No : 25/00712/FP
Date Received : 25.09.25
Location : 1-5 Premier House Argyle Way Stevenage Herts
Proposal : Alterations to car park to provide storage area
Date of Decision : 20.11.25
Decision : **Planning Permission is GRANTED**
11. Application No : 25/00718/FP
Date Received : 29.09.25
Location : 1 Park Close Stevenage Herts SG2 8PX
Proposal : Use of existing annexe as separate dwelling use class (C3)
Date of Decision : 16.01.26
Decision : **Planning Permission is REFUSED**

For the following reason(s);

has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposal fails to demonstrate that adequate provision for car parking can be provided on site for the proposed dwelling in accordance with the Council's standards set out in the Parking Provision and Sustainable Transport Supplementary Planning Document (2020). The proposal would, therefore be likely to result in on street parking on the main carriageway, to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and Sustainable Transport SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

The vehicle-to-vehicle inter-visibility associated with the site has not been adequately demonstrated. Additionally, no details have been provided to demonstrate that vehicles can enter and exit in forward gear. Due to the lack of this visibility, vehicles leaving the site would come into conflict with users of the Park Close cul-de-sac, thereby causing interference to the safe and free flow of traffic on the highway. The development is, therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and

By virtue of the scale of the proposed converted dwelling, together with the spatial constraints of the site, the development would result in a cramped, contrived and poorly integrated form of back land development and result in inadequate amenity for occupiers of both dwellings at no.1 Park Close and the proposed new dwelling. The development is, therefore, contrary to Policy GD1(e) of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019).

12. Application No : 25/00726/FP
Date Received : 02.10.25
Location : 81-86 Minehead Way Stevenage Herts SG1 2HZ
Proposal : Replacement fenestration, doors, external cladding and roof to entrance canopy
Date of Decision : 05.12.25
Decision : **Planning Permission is GRANTED**
13. Application No : 25/00729/FP
Date Received : 03.10.25
Location : 35 Rookwood Drive Stevenage Herts SG2 8PH
Proposal : Variation of Condition 1 (approved plans) attached to planning permission reference number 22/00688/FP to amend siting, design, and layout of approved dwelling and associated car parking
Date of Decision : 26.11.25
Decision : **Planning Permission is GRANTED**
14. Application No : 25/00734/TPTPO
Date Received : 06.10.25
Location : 4 Granby Road Stevenage Herts SG1 4AR
Proposal : Works to trees covered by TPO 71: G1 (x4 Hornbeams) and T40 reduce by 3m and shape crown lift to 4m; G1 (x1 Hornbeam) crown lift to 3.5m.
Date of Decision : 26.11.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

15. Application No : 25/00735/FPH
Date Received : 07.10.25
Location : 9 Symonds Green Road Stevenage Herts SG1 2HA
Proposal : Garage conversion
Date of Decision : 24.11.25
Decision : **Planning Permission is GRANTED**
16. Application No : 25/00737/FPH
Date Received : 08.10.25
Location : 295 Jessop Road Stevenage Herts SG1 5LT
Proposal : Single storey front and rear extension and garage conversion
Date of Decision : 24.11.25
Decision : **Planning Permission is GRANTED**
17. Application No : 25/00738/COND
Date Received : 08.10.25
Location : Garages At Dunn Close Stevenage Herts
Proposal : Discharge of Condition 24 (SuDS Management Plan) attached to planning permission reference number 21/00944/FPM
Date of Decision : 15.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
18. Application No : 25/00739/NMA
Date Received : 08.10.25
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Non-material amendment to planning permission 25/00308/FP to remove car ports and relocation of bin storage
Date of Decision : 05.12.25
Decision : **Non Material Amendment AGREED**

19. Application No : 25/00740/FPH
Date Received : 09.10.25
Location : 71 Old Bourne Way Stevenage Herts SG1 6AE
Proposal : First floor side extension
Date of Decision : 26.11.25
Decision : **Planning Permission is GRANTED**
20. Application No : 25/00744/AD
Date Received : 10.10.25
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts
Proposal : Various non-illuminated vinyl details and 2no. sets of internally illuminated built up letters
Date of Decision : 26.11.25
Decision : **Planning Permission is GRANTED**
21. Application No : 25/00745/FPH
Date Received : 10.10.25
Location : 32 St. Albans Drive Stevenage Herts SG1 4RU
Proposal : Variation of Condition 1 (approved plans) attached to planning permission reference 22/00789/FPH to amend the height and openings on the garage/garden room
Date of Decision : 27.11.25
Decision : **Planning Permission is GRANTED**
22. Application No : 25/00746/FPH
Date Received : 10.10.25
Location : 22 Newgate Stevenage Herts SG2 9DS
Proposal : Variation of Condition 1 (planning permission granted) attached to planning permission reference 25/00363/FPH to amend internal layout and fenestrations of front elevation
Date of Decision : 27.11.25
Decision : **Planning Permission is GRANTED**

23. Application No : 25/00754/CLPD
Date Received : 15.10.25
Location : 2 Knebworth Gate London Road Stevenage Herts
Proposal : Lawful development certificate for proposed alterations to garage elevations and conversion to habitable space
Date of Decision : 25.11.25
Decision : **Certificate of Lawfulness is APPROVED**
24. Application No : 25/00755/AD
Date Received : 15.10.25
Location : Security Hut Gunnels Wood Park Gunnels Wood Road Stevenage
Proposal : Erection of 6no wall mounted signs, 1no banner sign and Installation of 3no freestanding signage with uprighters
Date of Decision : 02.12.25
Decision : **Advertisement Consent is GRANTED**
25. Application No : 25/00756/COND
Date Received : 15.10.25
Location : 18 - 24 Ellis Avenue Stevenage Herts SG1 3SA
Proposal : Discharge of Condition 13 (vehicular access) attached to planning permission reference number 24/00064/FPM
Date of Decision : 02.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
26. Application No : 25/00757/FP
Date Received : 16.10.25
Location : 107A - 119A Bedwell Crescent Stevenage Herts SG1 1NA
Proposal : General repairs and upgrades including replacement external stair, railings, juliette balconies, timber fence and windows; repairs to render
Date of Decision : 08.12.25
Decision : **Planning Permission is GRANTED**

27. Application No : 25/00758/FP
Date Received : 16.10.25
Location : 121A - 127A Bedwell Crescent Stevenage Herts SG1 1NA
Proposal : General repairs and upgrades including replacement external stair, railings, juliette balconies, timber fence and windows; repairs to render
Date of Decision : 08.12.25
Decision : **Planning Permission is GRANTED**
28. Application No : 25/00760/CLPD
Date Received : 17.10.25
Location : 85 Lingfield Road Stevenage Herts SG1 5SQ
Proposal : Single storey rear extension
Date of Decision : 25.11.25
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 25/00767/CLPD
Date Received : 21.10.25
Location : 356 York Road Stevenage Herts SG1 4EL
Proposal : Lawful Development Certificate (Proposed) Garden Study
Date of Decision : 01.12.25
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 25/00770/FP
Date Received : 23.10.25
Location : 283 Wisden Road Stevenage Herts SG1 5NR
Proposal : Change of use from public amenity land to residential
Date of Decision : 18.12.25
Decision : **Planning Permission is GRANTED**

31. Application No : 25/00773/COND
Date Received : 24.10.25
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts
Proposal : Discharge of Condition 3 (Construction Management Plan) attached to planning permission reference number 24/00863/FP
Date of Decision : 21.01.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
32. Application No : 25/00774/COND
Date Received : 24.10.25
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts
Proposal : Discharge of Conditions 8 (Soft Landscaping); 11 (Biodiversity Gain Plan); and 12 (Habitat Management and Monitoring Plan) attached to planning reference number 24/00863/FP
Date of Decision : 09.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
33. Application No : 25/00778/FP
Date Received : 24.10.25
Location : Lister Hospital Coreys Mill Lane Stevenage Herts
Proposal : Conversion of staff rest area to Section 136 Mental Health Suite including external security fence compound, air conditioning plant and minor fenestration alterations
Date of Decision : 05.12.25
Decision : **Planning Permission is GRANTED**
34. Application No : 25/00779/COND
Date Received : 24.10.25
Location : Brent Court Silam Road Stevenage Herts
Proposal : Discharge of Condition 16 (Samples of Materials) attached to planning permission reference number 22/00963/FPM
Date of Decision : 09.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

35. Application No : 25/00780/TPTPO
Date Received : 24.10.25
Location : 7 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Works to trees protected by TPO 85: T4 English Oak reduce by 20%; T5 Horse Chestnut reduce by 50%; T6 Common Lime reduce by 30%.
Date of Decision : 08.12.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
36. Application No : 25/00781/FPH
Date Received : 27.10.25
Location : 15 Orchard Road Stevenage Herts SG1 3HD
Proposal : Erection of two storey side extension, single storey rear extension, bay windows and canopy to front.
Date of Decision : 16.01.26
Decision : **Planning Permission is GRANTED**
37. Application No : 25/00782/FP
Date Received : 27.10.25
Location : 1 Bedwell Crescent Stevenage Herts SG1 1LT
Proposal : Retrospective change of use from public amenity land to residential curtilage for use as driveway and front garden
Date of Decision : 22.12.25
Decision : **Planning Permission is GRANTED**

38. Application No : 25/00783/TPTPO
Date Received : 27.10.25
Location : 67 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Fell 1 x Ash tree (T13) and crown reduction to 1 x Ash tree (T16) protected by TPO 38
Date of Decision : 09.12.25
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
For the following reason(s):

No evidence has been provided to support the proposal. The trees have a high amenity value which is beneficial to the character of Sparrow Drive. Therefore, the proposal does not accord with Policy NH5 of the adopted Local Plan (2019), the Town and Country Planning (Tree Preservation) (England) Regulations (2012), the NPPF (2024) and the National Planning Practice Guidance: Tree Preservation Orders and Trees in Conservation Area published 6 March 2014.
39. Application No : 25/00786/TPCA
Date Received : 27.10.25
Location : The Mulberry Tree 60 - 62 High Street Stevenage Herts
Proposal : G1: Leyland Cypress Hedge - reduce the height by 3m and width on the pub side by 1.5m and road side by 2m; T1: Wild Plum - lift 3m above ground level and T3: False Acacia - remove
Date of Decision : 23.12.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
40. Application No : 25/00789/FPH
Date Received : 28.10.25
Location : 1 Granby Road Stevenage Herts SG1 4AR
Proposal : Variation of Condition 2 (materials) attached to planning permission reference number 24/00434/FPH to allow for the dwelling to be rendered instead of matching brickwork
Date of Decision : 10.12.25
Decision : **Planning Permission is GRANTED**

41. Application No : 25/00791/FP
Date Received : 28.10.25
Location : 111 Bedwell Crescent Stevenage Herts SG1 1NA
Proposal : Installation of kitchen extraction system to rear elevation
Date of Decision : 19.12.25
Decision : **Planning Permission is GRANTED**
42. Application No : 25/00792/COND
Date Received : 29.10.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of Condition 31 (Drainage Condition) attached to planning permission reference number 22/00965/FPM
Date of Decision : 24.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
43. Application No : 25/00794/COND
Date Received : 30.10.25
Location : The Oval Stevenage Herts SG1 5LW
Proposal : Discharge of Condition 44 (Swift Bricks - Parcels E and F) attached to planning permission reference number 23/00954/FPM
Date of Decision : 29.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

44. Application No : 25/00795/FP
Date Received : 31.10.25
Location : 56A - 66A Rockingham Way Stevenage Herts SG1 1SH
Proposal : Refurbishments to flat numbers 56A - 66A Rockingham Way to include the following: replacement roof covering, replacement metal balustrading to the walkway, replacement privacy screens to front terraces, a new secure external brick store with a door for the relocation of the electrical distribution board and the demolition of existing rear masonry walls and bin stores to rear terraces and replaced with a new timber fence.
Date of Decision : 24.12.25
Decision : **Planning Permission is GRANTED**
45. Application No : 25/00796/FP
Date Received : 31.10.25
Location : 2A - 12A Popple Way Stevenage Herts SG1 3TG
Proposal : Refurbishments to flat numbers 2A-12A to include the following: replacement roof covering, replacement metal balustrading to the walkway, replacement privacy screens to front terraces, a new secure external brick store with a door for the relocation of the electrical distribution board and the demolition of existing rear masonry walls and bin stores to rear terraces and replaced with a new timber fence.
Date of Decision : 24.12.25
Decision : **Planning Permission is GRANTED**
46. Application No : 25/00797/FP
Date Received : 31.10.25
Location : 16 Willows Link Stevenage Herts SG2 8AR
Proposal : Change of Use from Class (E) (Cafe) use to Class (F1) (Non-residential and learning).
Date of Decision : 19.01.26
Decision : **Planning Permission is GRANTED**

47. Application No : 25/00798/TPCA
Date Received : 31.10.25
Location : The Grange Court Yard The Grange Stevenage Herts
Proposal : Fell to ground level 1no. Robinia
Date of Decision : 05.12.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
48. Application No : 25/00799/CLEU
Date Received : 03.11.25
Location : 32 Angotts Mead Stevenage Herts SG1 2NJ
Proposal : Lawful Development Certificate (Existing) for an HMO (Use Class C4)
Date of Decision : 02.12.25
Decision : **Certificate of Lawfulness is APPROVED**
49. Application No : 25/00802/CLPD
Date Received : 03.11.25
Location : 29 Franklins Road Stevenage Herts SG1 3BN
Proposal : Lawful Development Certificate (Proposed) for garage conversion
Date of Decision : 04.12.25
Decision : **Certificate of Lawfulness is APPROVED**
50. Application No : 25/00808/FPH
Date Received : 04.11.25
Location : 10 Orchard Crescent Stevenage Herts SG1 3EW
Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission 24/00271/FPH to increase the height and width of the approved extensions.
Date of Decision : 29.12.25
Decision : **Planning Permission is GRANTED**

51. Application No : 25/00809/FP
Date Received : 05.11.25
Location : 21 Town Square Town Centre Stevenage Herts
Proposal : Installation of external plant and associated works comprising: air-conditioning condenser units, a mechanical ventilation/heat recovery unit, and flue/ductwork for the coffee roastery; together with all necessary brackets, pipework and protective enclosures.
Date of Decision : 12.12.25
Decision : **Planning Permission is GRANTED**
52. Application No : 25/00811/FPH
Date Received : 07.11.25
Location : 48 Downlands Stevenage Herts SG2 7BH
Proposal : Erection of two storey side extension and single storey front and rear extension
Date of Decision : 31.12.25
Decision : **Planning Permission is GRANTED**
53. Application No : 25/00813/LB
Date Received : 07.11.25
Location : Costco Wholesale Gunnels Wood Road Stevenage Herts
Proposal : Replacement roof covering and localised concrete repairs
Date of Decision : 12.12.25
Decision : **Listed Building Consent is GRANTED**
54. Application No : 25/00815/CLPD
Date Received : 10.11.25
Location : 13 Honeychurch Way Stevenage Herts SG1 4UA
Proposal : Lawful Development Certificate (Proposed) additional solar panels to be installed in the garage roof
Date of Decision : 17.12.25
Decision : **Certificate of Lawfulness is APPROVED**

55. Application No : 25/00816/FPH
Date Received : 12.11.25
Location : 44 Franklins Road Stevenage Herts SG1 3BW
Proposal : Erection of single storey rear extension
Date of Decision : 06.01.26
Decision : **Planning Permission is GRANTED**
56. Application No : 25/00818/FP
Date Received : 12.11.25
Location : 2 -3 Bedwell Park Stevenage Herts SG1 1NB
Proposal : Change of use from Use Class F1 (Education) to Use Class E(f)
(Day Nursery)
Date of Decision : 06.01.26
Decision : **Planning Permission is GRANTED**
57. Application No : 25/00825/COND
Date Received : 14.11.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of Condition 5 (Access) attached to planning
permission reference number 24/00525/FPM
Date of Decision : 09.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
58. Application No : 25/00827/FP
Date Received : 17.11.25
Location : Unit 2, Bowman Trading Estate Bessemer Drive Stevenage
Herts
Proposal : Erection of an additional floor to the existing two-storey office
building together with a two-storey side and front extension and
associated internal alterations, to provide a lift, toilet facilities and
additional training rooms
Date of Decision : 09.01.26
Decision : **Planning Permission is GRANTED**

59. Application No : 25/00829/FP
Date Received : 17.11.25
Location : Chauffeurs Cottage Aston Lane Bragbury End Stevenage
Proposal : Erection of 1no. 4 bedroom detached self-build dwelling with associated driveway, and access from Aston Lane
Date of Decision: 13.01.26
Decision : **Planning Permission is GRANTED**
60. Application No : 25/00830/FP
Date Received : 17.11.25
Location : 1-8 Purcell Court Stevenage Herts SG1 3BS
Proposal : Elevational alterations in connection with external refurbishment of flats
Date of Decision : 19.01.26
Decision : **Planning Permission is GRANTED**
61. Application No : 25/00834/TPCA
Date Received : 18.11.25
Location : 48 Shephall Green Stevenage Herts SG2 9XS
Proposal : Crown reduction of approx. 7.6m in height and 2-3m in width and removal of lowest limbs in garden of 2no. Leylandi Cypress trees.
Date of Decision : 30.12.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
62. Application No : 25/00839/COND
Date Received : 20.11.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of Conditions 27 (Drainage Survey) attached to planning permission reference number 24/00525/FPM
Date of Decision : 27.01.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

63. Application No : 25/00840/NMA
Date Received : 20.11.25
Location : Wiltron House Rutherford Close Stevenage Herts
Proposal : Non-material amendment to planning permission 25/00221/FPM to amend internal layout to increase area of ancillary office floor space
Date of Decision : 05.12.25
Decision : **Non Material Amendment AGREED**
64. Application No : 25/00841/COND
Date Received : 20.11.25
Location : Wiltron House Rutherford Close Stevenage Herts
Proposal : Discharge of Condition 4 (Demolition Management Plan) attached to planning permission reference number 25/00221/FPM
Date of Decision : 19.12.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
65. Application No : 25/00842/FPH
Date Received : 20.11.25
Location : 42 Wildwood Lane Stevenage Herts SG1 1TB
Proposal : Erection of two storey side extension
Date of Decision : 16.01.26
Decision : **Planning Permission is GRANTED**
66. Application No : 25/00846/COND
Date Received : 21.11.25
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Discharge of Conditions 14 (EV Charging) and Condition 16 (Drainage 2) attached to planning permission reference number 22/00468/FPM

Date of Decision : 31.12.25

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

67. Application No : 25/00847/FP

Date Received : 24.11.25

Location : Land Adjacent To 1 Rudd Close Stevenage Herts

Proposal : Change of use from public amenity land to residential curtilage (garden)

Date of Decision : 19.01.26

Decision : **Planning Permission is GRANTED**

68. Application No : 25/00849/FPH

Date Received : 26.11.25

Location : 5 Webb Rise Stevenage Herts SG1 5QE

Proposal : Single storey rear extension

Date of Decision : 21.01.26

Decision : **Planning Permission is GRANTED**

69. Application No : 25/00851/AD

Date Received : 26.11.25

Location : Police Station Lytton Way Stevenage Herts

Proposal : 3no. Fascia Signs, 1no. Totem Sign and Window Vinyls

Date of Decision : 21.01.26

Decision : **Advertisement Consent is GRANTED**

70. Application No : 25/00853/TPTPO
Date Received : 26.11.25
Location : 153 Fairview Road Stevenage Herts SG1 2NE
Proposal : Reduction by 30% on 1no. Oak tree (T8) protected by Tree Preservation Order 79
Date of Decision : 24.12.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
71. Application No : 25/00855/FP
Date Received : 28.11.25
Location : Lister Hospital Coreys Mill Lane Stevenage Herts
Proposal : Replacement windows to Renal Dialysis Department. Installation of new AHU and associated ductwork on the roof and condensers with external louvre enclosure on the ground floor.
Date of Decision : 29.12.25
Decision : **Planning Permission is GRANTED**
72. Application No : 25/00856/FPH
Date Received : 28.11.25
Location : 19 Badminton Close Stevenage Herts SG2 8SR
Proposal : Single storey rear extension and porch extension
Date of Decision : 22.01.26
Decision : **Planning Permission is GRANTED**
73. Application No : 25/00857/FP
Date Received : 01.12.25
Location : Townsend Mews Blocks B,C,D And E Stevenage Hertfordshire SG1 3AP
Proposal : Removal of external elevational render/skin and replacement of building elevational treatment with various facing materials.
Date of Decision : 19.01.26
Decision : **Planning Permission is GRANTED**

74. Application No : 25/00858/AD
Date Received : 01.12.25
Location : Frequency Coffee Stevenage 21 Town Square Town Centre Stevenage
Proposal : 1no. non-illuminated fascia sign
Date of Decision : 26.01.26
Decision : **Advertisement Consent is GRANTED**
75. Application No : 25/00859/HPA
Date Received : 01.12.25
Location : 104 Plash Drive Stevenage Herts SG1 1LL
Proposal : Prior approval to extend the existing rear extension by 3m to make overall 6m deep rear extension, with a maximum height of 3.22m and eaves height of 2.48m.
Date of Decision : 15.01.26
Decision : **Prior Approval is NOT REQUIRED**
76. Application No : 25/00860/TPCA
Date Received : 01.12.25
Location : 4 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Removal of a Blue Cedar tree from the garden of 4 Chestnut Walk
Date of Decision : 07.01.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
77. Application No : 25/00861/TPCA
Date Received : 01.12.25
Location : Humphrey's End Rectory Lane Stevenage Herts
Proposal : T1: Lime Tree approx 3m tall, reduce by 1m. T2: Beech Tree 6m tall, remove the bottom branch by 3m to allow the tree to be less weighted.
Date of Decision : 06.01.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

78. Application No : 25/00866/FPH
Date Received : 03.12.25
Location : 74 Silam Road Stevenage Herts SG1 1JJ
Proposal : Erection of single storey side extension and front porch.
Date of Decision : 22.01.26
Decision : **Planning Permission is GRANTED**
79. Application No : 25/00867/TPCA
Date Received : 03.12.25
Location : Church Cottage Rectory Lane Stevenage Herts
Proposal : Yew (*Taxus baccata*). Reduction of overhanging branches back to the boundary line. Light crown reduction and tidy.
Date of Decision : 16.01.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
80. Application No : 25/00870/TPCA
Date Received : 04.12.25
Location : Rooks Nest House Weston Road Stevenage Herts
Proposal : T1 - Conifer fell to ground level due to excessive shading.
T2,T3,T4,T5 - Conifer reduce by 30% due to excessive shading.
Date of Decision : 05.01.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

81. Application No : 25/00871/FP
Date Received : 05.12.25
Location : Suffolk House London Road Stevenage Herts
Proposal : Conversion of dwelling into 5no. self-contained flats with associated parking and landscaping.
Date of Decision : 20.01.26
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The vehicle-to-vehicle inter-visibility associated with the site has not been adequately demonstrated. Additionally, no details have been provided to demonstrate that vehicles can enter and exit in forward gear. Due to the lack of this visibility, vehicles leaving the site would come into conflict with users of London Road, thereby causing interference to the safe and free flow of traffic on the highway. The development is, therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and Sustainable Transport SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage. This positive advice has however been ignored and therefore the Council remains of the view that the proposal is unacceptable. Since the Council attempted to find solutions, the requirements of the National Planning Policy Framework have been met and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposed flats 2 and 3, by virtue of the bedroom sizes, are considered to be one-bedroom, two-person residential units. As such, the gross internal floorspaces of these two units are below the nationally described space standards of 50sqm as set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) and would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), which requires proposals to meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

The proposed flat 5 has no floor plan provided. As such it has not been demonstrated that the floor space of 37sqm accords with the requirements of the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) and would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), which requires proposals to meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

By virtue of the design and layout of the outdoor amenity spaces, the proposed development would fail to provide a suitable standard of private outdoor amenity space for the future occupiers of the site and would lead to unsatisfactory living conditions for them. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2019), the Council's Design Guide Supplementary Planning Document (2025) and the National Planning Policy Framework (2024).

The necessary boundary treatments to provide a secure private outdoor amenity space would be positioned such that they would be at an unacceptably close distance to the windows of habitable rooms within flats 1 and 5, so as to result in an unacceptable level of outlook. The proposal therefore fails to provide an acceptable living environment for these occupiers, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019), the Council's Design Guide SPD (2025) and the National Planning Policy Framework (2024).

The applicant has failed to demonstrate that future occupiers will not be unacceptably impacted from noise pollution arising from the adjacent main highway of London Road, neighbouring car parks, or the existing neighbouring commercial premises of ASDA Supermarket and their service yard, nor have they demonstrated suitable mitigations can be secured to minimise potential impacts from this neighbouring noise pollution. As such, the proposal therefore fails to demonstrate that an acceptable living environment for future occupiers can be provided, contrary to the National Planning Policy Framework (2024), National Planning Practice Guidance, Policies FP7, FP8, GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019), Policies SP8, SP11, GD1, FP7, and FP8, of the Local Plan Partial Review (2024), and the Council's Design Guide SPD (2025).

The proposed development fails to demonstrate that five secure cycle parking facilities can be provided, or otherwise encourage alternative forms of transport, thereby failing to adequately promote sustainable transport. The proposal is therefore contrary to Policies SP6 and IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Parking Provision SPD (2025), and the National Planning Policy Framework (2024).

82. Application No : 25/00872/FPH
Date Received : 05.12.25
Location : 42 Walkern Road Stevenage Herts SG1 3RA
Proposal : Erection of single storey rear extension
Date of Decision : 28.01.26
Decision : **Planning Permission is GRANTED**

83. Application No : 25/00879/HPA
Date Received : 10.12.25
Location : 16 Baddeley Close Stevenage Herts SG2 9SL
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6m, for which the maximum height will be 3m and the height of the eaves will be 2.90m
Date of Decision : 21.01.26
Decision : **Prior Approval is NOT REQUIRED**
84. Application No : 25/00881/TPTPO
Date Received : 11.12.25
Location : 5 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : 2no. Sycamore trees (T12, T13) reduce crown by 2.5m-3m, protected by Tree Preservation Order 85
Date of Decision : 09.01.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
85. Application No : 25/00883/NMA
Date Received : 12.12.25
Location : Walpole Court Blenheim Way Stevenage Herts
Proposal : Non-material amendment to planning approval to 24/00047/FPM to amend Condition 19 (Soft and Hard Landscaping)
Date of Decision : 22.12.25
Decision : **Non Material Amendment AGREED**
86. Application No : 25/00887/COND
Date Received : 15.12.25
Location : Wiltron House Rutherford Close Stevenage Herts
Proposal : Discharge of Condition 5 (Construction Management Plan) attached to planning permission reference number 25/00221/FPM
Date of Decision : 26.01.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

87. Application No : 25/00897/TPTPO
Date Received : 19.12.25
Location : 67 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Re-pollard by 2-3m back to previous points on 2no. Ash trees (T13 and T16) protected by TPO 38
Date of Decision : 19.01.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
88. Application No : 25/00901/COND
Date Received : 22.12.25
Location : 95 High Street Stevenage Herts SG1 3HR
Proposal : Discharge of condition 5 (noise) and condition 6 (odour) of planning permission 25/00536/FP
Date of Decision : 13.01.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
89. Application No : 25/00903/COND
Date Received : 22.12.25
Location : The Oval Stevenage Herts SG1 5LW
Proposal : Discharge of condition 50 (Noise - Parcel E) attached to planning permission reference number 23/00954/FPM
Date of Decision : 16.01.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
90. Application No : 26/00004/NMA
Date Received : 05.01.26
Location : 1-5 Premier House Argyle Way Stevenage Herts
Proposal : Non-material amendment to planning approval 25/00712/FP to install white coloured boarding to the front of the steel fencing at ground floor level.
Date of Decision : 26.01.26
Decision : **Non Material Amendment AGREED**

91. Application No : 26/00007/COND
Date Received : 07.01.26
Location : The Oval Stevenage Herts SG1 5LW
Proposal : Discharge of Condition 31 (External Materials E and F) attached to planning permission reference number 23/00954/FPM to allow use of M3 'natural' mortar.
Date of Decision : 27.01.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

BACKGROUND PAPERS

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 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Local Plan Partial Review (2024).
5. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
6. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
7. Central Government advice contained in the National Planning Policy Framework December 2024 and Planning Policy Guidance.

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Meeting: Planning and Development
Committee

Agenda Item:

Date: 12 February 2026

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

Author – Linda Sparrow

Lead Officer – Alex Robinson

Contact Officer – Alex Robinson

1. APPEALS RECEIVED

1.1 NONE.

2. DECISIONS AWAITED

2.1. 21/01025/ENFAPL, 7 Boxfield Green. Appeal against the serving of an Enforcement Notice relating to the development not in accordance with approved plans under planning permission reference number 17/00734/FPH.

3. DECISIONS RECEIVED

3.1 None.

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