

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

Date: Tuesday, 4 August 2026

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Claire Parris (Chair), Nigel Williams (Vice-Chair), Julie Ashley-Wren, Forhad Chowdhury, Peter Clark, Lynda Guy, Rob Henry, Ellie Plater, Doug Bainbridge CC, Jody Hanafin, Jackie Hollywell and Peter Wilkins

Start / End Time: Start Time: 6.30pm
End Time: 8.50pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence.

Councillor Julie Ashley-Wren declared an interest in Item 6 and stated she would not take part in the discussion or vote.

2 MINUTES FROM THE PREVIOUS MEETING

The Minutes of the meeting of the Planning and Development Committee held on 30 June 2026 were agreed as a correct record and signed by the Chair.

3 25/00908/FP - SOUTH CAR PARK PRIMETT ROAD STEVENAGE

The Committee considered an application for the change of use of part of the South Car Park at Primett Road from public parking to a vehicle rental facility, including the erection of an office, vehicle wash bay, associated lighting, resurfacing works and the provision of two car club bays.

The Planning Officer presented the report and reminded Members that the application had previously been deferred in March 2026 to allow for additional evidence regarding parking demand. It was noted that a Parking Impact Assessment had since been submitted, supported by more than 12 months of parking data covering the period from February 2025 to March 2026.

The assessment concluded that the loss of 90 parking spaces could be accommodated within the existing town centre parking provision 98% of the time. Members were also advised that the NHS permit arrangement currently operating from Primett Road was due to cease at the end of September 2026. It was noted that the High Street works would also only result in the permanent loss of only six parking spaces. Officers considered that the evidence satisfied the requirements of Policy IT8 and recommended approval.

The Chair introduced Mr Robert Stewart, from Stevenage Packaging Limited, who spoke in objection to the application on behalf of local businesses and residents to the Committee.

Mr Stewart expressed concerns regarding the loss of public parking spaces, the impact on Old Town businesses, future parking pressures arising from nearby developments and the adequacy of the parking assessment. He also questioned the transparency of arrangements between the Council and Enterprise Car Rental and suggested that alternative sites should be explored.

The Chair thanked Mr Stewart and welcomed Mr Chris Dodds from Planning Prospects to the Committee, who spoke in support of the application on behalf of the applicant.

Mr Dodds advised that the company's existing premises was no longer suitable for operational requirements and referred Members to the updated parking evidence, which he stated demonstrated that sufficient parking capacity remained within the Old Town. He further argued that the proposals aligned with local and national transport policies aimed at promoting sustainable travel and reducing dependency on private vehicle ownership.

The Chair thanked Mr Dodds and invited the Planning Officer to respond.

In response to comments raised by the speakers, the Planning Officer advised that no planning policy requirement existed for the applicant to consider alternative sites, and that the determination of the application should focus on compliance with Policy IT8 and the evidence submitted regarding parking demand.

Members questioned the loss of 90 parking spaces and whether the proposal would adversely affect local businesses. Officers explained to the Committee that the Local Plan identified opportunities for the redevelopment of surface car parks within the Old Town. It was advised that, should Members be minded to refuse the application, robust planning reasons and evidence would be required to defend such a decision at appeal.

Questions were raised about the potential for overspill parking issues if the allocated 90 spaces proved insufficient. Officers explained that the lease related solely to the designated 90 spaces and that the company would be expected to accommodate its fleet within that allocation. Officers advised that vehicles parked on the public highway remained subject to normal parking enforcement provisions, and that any use of the remaining public car park spaces would be monitored through the Council's parking management systems.

Questions were raised regarding potential environmental impacts, in relation to nearby residential properties including noise, lighting and pollution associated with the proposed vehicle rental operation. Officers advised that several planning conditions had been recommended to mitigate such impacts.

Members questioned the parking trends and noted that the data concluded in March

2026 and appeared to show increasing levels of parking utilisation. Officers confirmed that they had not received any additional data beyond the material submitted with the application. It was noted that the observed increase in parking demand was understood to be related primarily to the temporary NHS permit arrangement and the temporary loss of parking spaces associated with the High Street improvement works. Officers did not consider this increase indicative of a long-term trend.

Following the questions, a motion to proceed to the debate and vote was proposed and seconded.

During debate, discussions took place regarding the increase in housing development across the town and the cumulative impact this was having on parking provision. It was noted that residential streets were becoming increasingly congested and referred to the difficulties experienced by emergency service vehicles accessing some areas due to parked cars. Whilst acknowledging that these concerns extended beyond the immediate application site, they considered the proposal indicative of wider parking pressures being experienced across the borough.

In response, the Chair noted that the Committee was required to focus on the specific planning application before it, and reminded Members that previous planning decisions had already established accepted parking standards for nearby developments.

Further discussions took place regarding the need for an increased footfall within the Old Town and considered that the redevelopment of part of the car park could contribute positively to activity in the area. Comments were raised that the Primett Road car park was visually unattractive in its current form and considered the proposed development an opportunity to improve the appearance of the site whilst generating income and investment.

Officers confirmed that the car park would have a separate access route with removable bollards, which would enable the fairground vehicles to continue accessing and manoeuvring within the site as required.

A vote was taken and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below, with delegated authority be given to the 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

1. The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the local planning authority:
PP-ERAC-STE-001;

ERAC-STE-002;
0002 Rev P02;
00010
251217.UK99.CSB.T22;
ST-01;
ST-02;
ST-03;

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

3. 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.

4. The development shall not be open to the public except between the hours of 07:00 to 22:00 on any day.

5. No external lighting shall be installed or operated at the site other than in accordance with Lighting – Car Park Design Rev 4.

6. Prior to the commencement of the development (excluding site clearance and groundworks), a schedule of external materials 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 details.

7. Prior to the commencement of the development (excluding site clearance and groundworks), a construction surface water 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 surface water management plan.

8. Prior to occupation of the development, cycle parking, including one space for adapted cycles, shall be provided in accordance with details which have been submitted to and approved in writing by the local planning authority. The cycle parking shall thereafter be permanently maintained in a manner fit for its intended purpose.

9. Prior to occupation of the development, all accesses, 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.

10. Prior to occupation of the development, all boundary treatments shall be laid out in accordance with the approved plans. The boundary treatments shall thereafter be permanently maintained in a manner fit for their intended purpose.

11. Prior to occupation of the development, a surface water cleansing scheme shall be submitted to and approved in writing by the local planning authority. The

approved cleansing measures shall be installed prior to occupation and permanently retained as such thereafter.

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).

Any works involving groundworks (e.g. foundations, drainage, geothermal system) will require a ground investigation to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the aquifer.

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".

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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.

4 26/00216/FP - 33 JULIANS ROAD STEVENAGE

The Committee considered an application for 33 Julian's Road which sought permission to change the use of six previously approved dwelling houses into six five-bedroom Houses in Multiple Occupation (HMOs).

Members were advised that planning permission had already been granted for two buildings containing three dwellings each, and that the current proposal related solely to a change of use rather than any significant alterations to the external appearance of the buildings.

The Senior Planning Officer presented photographs of the site and explained the

proposed internal layout changes. It was noted that the substantial difference between the approved residential scheme and the proposed HMO arrangement was at ground floor level. The previously approved kitchen and dining areas at the front of the properties would become en-suite bedrooms, whilst communal kitchen and living spaces would be located to the rear. The upper floor layouts remained unchanged from the approved scheme.

The Chair invited Mr Ian Kilmurray, a local resident on behalf of the Orchard Road Community Group to address the Committee.

The objector stated that the application should be assessed on whether the site could accommodate six adjacent HMOs, providing 30 letting rooms for up to 36 residents. Concerns were raised regarding parking provision, including reliance on land outside the applicant's ownership, as well as waste collection arrangements, emergency vehicle access, additional works to the property and the lack of further consultation with Hertfordshire Highways following plan amendments. Reference was also made to previous Fire and Rescue Service comments regarding site access difficulties and to concerns that the rear properties had already been fitted out as HMOs.

The Chair thanked Mr Kilmurray for his contributions and invited the Senior Planning Officer to respond.

In response, the Planning Officer confirmed that the photographs shown to the Committee had been taken in June. Whilst additional work may have been undertaken since that visit, the images accurately reflected the condition of the development at that time.

Before proceeding to Member questions, the Council's legal representative raised a procedural matter relating to Councillor Jody Hannafin. It was noted that Councillor Hannafin had submitted an objection to the application on behalf of the Stevenage Old Town Business Community Partnership. Following advice, Councillor Hannafin agreed not to participate in the discussion or vote on the application.

In relation to fire safety concerns, Members were advised that the Fire Service was not a statutory planning consultee and that emergency access matters were primarily considered through Building Control and Hertfordshire County Council Highways. Highways officers had confirmed that emergency vehicle access was acceptable under guidance, and the development would also be subject to conditions requiring sprinkler systems within all units.

Officers acknowledged that there was an issue relating to one parking space affected by land ownership arrangements. However, it was considered that sufficient room existed for alternative provision and that any dispute regarding land ownership was a private matter between landowners. Officers stated that the Committee needed to consider whether the shortfall of one parking space would cause severe harm to the highway network.

Officers advised Members regarding the recent High Court ruling concerning highway impacts and planning decisions. Members were informed that refusal on

highway grounds would only be justified where there was unacceptable highway safety harm or where residual cumulative impacts would be severe.

Further questions were asked regarding waste collection arrangements. Officers explained that any private waste collection service would be organised by the landlord rather than individual tenants.

Concerns were also raised regarding the quality and management of HMOs. Officers explained that the development would require HMO licensing under separate legislation and would be regulated by the Council's Environmental Health team.

Members asked whether there was a defined housing mix requirement for the area. Officers advised that no specific housing mix policy applied to this location. Questions were also raised about whether six HMOs in one location represented an unacceptable concentration. Officers advised that the Local Plan did not include any specific numerical restriction on concentrations of HMOs.

Following the questions, a motion to proceed to the debate and vote was proposed and seconded.

During debate, Members acknowledged concerns expressed by residents regarding the concentration of HMOs and the limitations of the site. Several Members commented that they had struggled to identify any robust planning grounds upon which a refusal could be successfully defended. Concerns regarding parking, housing mix and the principle of converting attractive and well-designed family housing into HMOs were noted.

It was also noted that HMOs could provide an important source of accommodation for younger residents and single professionals who might otherwise struggle to access housing independently.

Members acknowledged the significant level of public objection received and recognised the frustrations felt by local residents. However, it was also noted that planning applications had to be determined in accordance with planning law.

A vote was taken and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the 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.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
21123-P001-B; 21123-P003-1ST; 21123-P002-D;
- 2 The development hereby permitted shall be begun before the expiration of

three years from the date of this permission.

3 No demolition or construction work relating to this permission that are audible at the site boundary shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 18:00 on Mondays to Fridays and between the hours of 08:30 and 13:00 on Saturdays.

4 The development hereby approved shall be constructed in accordance with the measures to address adaptation to climate change as laid out on approved plan 21123-P002-D.

5 Prior to the first occupation of the dwellings hereby permitted the access, turning and parking provision, as shown on the approved plans, shall be constructed, hardsurfaced and made ready for use. The parking areas shall be constructed in a porous material or provision shall be made for a sustainable urban drainage system (SuDS) to be built into the hardsurfaced areas. Once provided the parking facilities shall be retained in that form and thereafter be used for the parking of vehicles only.

6 Prior to the first occupation of the HMOs hereby permitted, details of the cycle storage spaces shall be submitted to, and approved in writing by, the Local Planning Authority to ensure that each HMO can provide six storage spaces. The cycle storage shall be in accordance with the requirements of the Parking Provision Supplementary Planning Document (2025) and shall be retained and maintained accordingly for the lifetime of the development.

7 Prior to the first occupation of the dwelling hereby permitted, details of the waste and recycling storage shall be submitted to, and approved in writing by, the Local Planning Authority. The storage thereafter shall be retained and maintained accordingly for the lifetime of the development.

8 Prior to the occupation of the dwellinghouses hereby permitted, the parking spaces shown on the approved plans, shall be provided with the underlying infrastructure for connection to the electricity network to enable them to be served by an electric vehicle charging point.

9 Prior to first occupation of the development hereby permitted, all dwellings which exceed a 45m distance from the access point on the public highway where a fire appliance will stop must be fitted with a sprinkler system.

10 Prior to the first occupation of the development hereby permitted, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how and when the waste and recycling shall be collected and a swept path analysis to show that collection vehicles can enter and exit the site in forward gear. The approved Waste Management Plan shall thereafter be adhered to for the lifetime of the development.

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

1 Planning permission has been granted for this proposal. The Council acted

pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework 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 its revised Community Infrastructure Levy (SCIL2) Charging Schedule at Full Council on 10 June 2026 and started implementing SCIL2 on 22 July 2026.

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 may be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted SCIL2 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>

6 Environmental Health HMO Requirements

Where a property will be occupied as a House in Multiple Occupation by five or more persons, an application to the Council for a HMO Licence must be made in accordance with Section 63 of the Housing Act 2004. Further information on the Council's fire precautions and amenity standards for HMOs, and how to apply for a HMO licence, can be accessed via the Council's website at:

www.stevenage.gov.uk/housing/private-sector-housing/house-in-multiple-occupation.

It is recommended that the Council's Environmental Health team are contacted to arrange an inspection of the property either prior to, or at an early stage of, conversion works, to confirm what works would be required to ensure that the property is compliant with the Council's HMO standards.

7 Hertfordshire County Council as Highways Authority

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

8 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.

9 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 Hertfordshire County Council as Highways Authority

Roads to remain private: The applicant is advised that all new roads associated with this development will remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047.

5 25/00854/FPM - 40-60 QUEENSWAY TOWN CENTRE STEVENAGE

The Committee received a presentation on the application seeking planning permission for the change of use of part of ground floor retail unit (46 Queensway) and upper floor office accommodation at 40–56 Queensway to provide 26 flats, extension of two additional storeys and creation of new bin store and rear access with associated external alterations.

Members were advised that the proposal would deliver 23 one-bedroom and three two-bedroom flats on a sustainable brownfield site within the town centre, contributing towards the Borough's housing supply. The retained retail frontage would remain active, with alterations limited to the provision of residential access, cycle storage and servicing.

Officers advised that the existing office accommodation was outdated and unlikely to remain viable for employment use. Although no affordable housing was proposed, Members were informed that an independently assessed viability appraisal demonstrated the scheme could not currently support such provision, with a late-stage review mechanism to be secured through a Section 106 Agreement should viability improve.

The proposed development would include comprehensive refurbishment of the existing building, replacement windows, communal amenity space and two additional storeys. Officers acknowledged that the Council's Heritage Advisor had identified less than substantial harm to the Town Centre Conservation Area and nearby heritage assets, but advised that this harm should be weighed against the significant public benefits of housing delivery, regeneration and investment in the town centre.

It was also reported that the development would provide an acceptable standard of accommodation, comply with accessibility standards, operate as a car-free development in a highly sustainable location, and include measures to address noise, climate resilience and biodiversity.

During questions, Members sought clarification regarding the shortfall in cycle parking provision and were advised that site constraints prevented additional spaces without reducing active retail floorspace, with the deficiency to be mitigated through a financial contribution towards the cycle hire scheme operating in Stevenage.

Questions were also raised regarding the replacement of original Crittall windows, and the potential precedent for similar alterations elsewhere. Officers explained that each future application would be considered on its own merits and that the refurbishment represented an appropriate balance between preserving heritage and securing long-term investment in a deteriorating building within the Town Centre Conservation Area, which remained on Historic England's Heritage at Risk Register.

Members also discussed the wider regeneration benefits, the potential for neighbouring property owners to undertake similar improvements, the provision of swift bricks secured by condition, and the consistency of the design approach with other approved redevelopment schemes in Queensway. Following the questions, a motion to proceed to the debate and vote was proposed and seconded.

A vote was taken and It was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the 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 and also subject to the applicant having first entered into a S106 legal agreement to secure the following:-

- A clawback mechanism to secure financial contributions in lieu of affordable housing;
- A contribution towards primary and secondary education with a clawback mechanism;
- A Contribution towards the Council's Cycle Hire scheme;
- Apprenticeships and construction jobs;
- Monitoring fees.

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

1294.11.02.001; 1294.11.02.002; 1294.11.01.030; 1291.11.02.010; 1291.11.02.011; 1291.11.02.012; 1291.11.02.013; 1291.11.02.100; 1291.11.02.101; 1291.11.02.102; 1291.11.02.103; 1291.11.02.103; 1291.11.02.104; 1291.11.02.105; 1291.11.02.200; 1291.11.02.201; 1291.11.02.202; 1294.11.02.020; 1294.11.02.021; 1294.11.02.022;

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

3 No demolition, construction or maintenance activities audible at the boundary, and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Monday to Friday and 08:00 hours to 13:00 hours on Saturdays. For the avoidance of doubt, no such activity shall take place on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

4 Any external lighting installed at the site shall be angled so as to avoid any spillage beyond the site boundaries unless otherwise agreed in writing by the Local Planning Authority.

5 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.

6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or the completion of the development whichever is the sooner. In regards to hard surfacing, this shall be carried out in accordance with any approved details within three months of the first occupation of the building or the completion of the development, whichever is the sooner.

7 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting

season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

8 At least 50% of the residential units shall be Category 2: Accessible and Adaptable dwellings.

9 The development to which this permission relates shall be carried out in accordance with Energy and Sustainability Statement, Reference MB/VL/P25-3606/01, prepared by Create Consulting Engineers Ltd and dated October 2025 unless otherwise agreed in writing by the local planning authority.

10 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 Authority. This should be based on the Hertfordshire's Construction Management Template available from <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/businessand-developer-information/development-management/highways-developmentmanagement.aspx#managementplans>. The development shall be carried out in accordance with the approved Construction Management Plan.

11 No development shall take place above slab level until a schedule and samples of the materials to be used in the construction of the external surfaces and hard landscaping of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and permanently retained as such thereafter.

12 No development shall take place above slab level until details of swift bricks to be provided within the development have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

13 Prior to the first occupation of the dwellings hereby permitted, the cycle storage facilities as shown on approved plan 1291.11.02.100 shall be installed and be ready for use. The approved facilities shall be maintained and retained for the lifetime of the development.

14 Prior to the first occupation of the dwellings hereby permitted the general waste and recycle stores as shown on approved plan 1291.11.02.100 shall be installed and made ready for use and retained and maintained accordingly for the lifetime of the development.

15 Prior to the first occupation of the development to which this decision relates, a scheme of mechanical ventilation shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed in full prior to first occupation and thereafter be permanently retained as such unless otherwise agreed in writing by the local planning authority.

16 Prior to the first occupation of the development hereby approved, a detailed

landscaping strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the proposed planting palette, specifications, and ongoing maintenance arrangements/strategy for the site.

17 Prior to the first occupation of the development, a Flood Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority.

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

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2 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).

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-revisedexplanatory-booklet>

4 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>

5 Thames Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

6 Thames Water

Public sewers are crossing, or close to, your development. Build over agreements are required for any building works within 3 metres of a public sewer or within 1 metre of a public lateral drain. Please refer to Thames Water's guide on working near or diverting pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes>. Please ensure to apply to determine if a build over agreement will be granted. Further, permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk, Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

7 UK Power Networks

Please note there are HV/LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

8 Herts Police Crime Prevention Design Advisor

Prior to construction the developer is advised to contact the Hertfordshire

Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. The reason for this is to ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' -Security of Building Regulations".

9 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 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.

11 Hertfordshire County Council as Highways Authority

Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roadsand-pavements/business-and-developer-information/developmentmanagement/highways-development-management.aspx>

12 Hertfordshire County Council as Highways Authority

Parking and Storage of materials: The applicant is advised that all areas for parking,

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

13 Environmental Health

During the demolition and construction phase of the development, the guidance in BS5228-1:2009 (Code of Practice for Noise Control on Construction and Open Sites) should be adhered to.

14 Community Infrastructure Levy

Stevenage Borough Council adopted its revised Community Infrastructure Levy (SCIL2) Charging Schedule at Full Council on 10 June 2026 and started implementing SCIL2 on 22 July 2026.

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 may be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted SCIL2 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.

15 SBC Engineering Department

In any areas where works are proposed that affect the public streets on Danestrete, Westgate, The Forum or Queensway, separate consent will need to be sought from the Council's Engineering Service prior to the commencement of development. They can be contacted on engineers@stevenage.gov.uk.

6

26/00424/FPH - 4 NURSERY COTTAGE SYMONDS GREEN LANE

The Committee considered a report seeking planning permission for a first-floor rear extension above part of an existing single-storey rear extension. It was noted that

the application had been referred to the Committee because the applicant was related to a member of Council staff, in accordance with the Council's Constitution.

The Senior Planning Officer advised that the proposal related to a property within a conservation area and explained that the extension would occupy only part of the existing flat-roofed rear extension, with the remaining section retained at single-storey level.

The Committee was informed that the Council's Conservation and Heritage Officer had raised no objections, concluding that, although the proposal would introduce some visual imbalance to the rear of the semi-detached property, it would preserve the character and appearance of the conservation area.

The Committee was advised that the proposal would have an acceptable impact on neighbouring residential amenity, with no significant adverse effects arising from overlooking, loss of light or overbearing impact. As there was no increase in the number of bedrooms, no additional parking assessment was required.

Members noted that the submitted climate statement demonstrated compliance with relevant building regulations for energy and water efficiency. The proposal was considered to comply with the relevant planning policies, and planning permission was therefore recommended for approval.

It was also noted that Councillor Julie Ashley-Wren, having declared an interest in the item, did not take part in its consideration.

Following the questions, a motion to proceed to the debate and vote was proposed and seconded.

A vote was taken and It was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the 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.

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
1003-02-EBP; 1003-01-SLP; 1003-03-PBP; 1003-04-EPE ISSUE C; 1003-05-EPE ISSUE C;

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

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.

4 No access shall be provided to the roof of the existing single storey extension by way of windows, doors or staircases and the roof of the existing extension shall not be used as a balcony or sitting out area.

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

1 Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

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2 Community Infrastructure Levy

Stevenage Borough Council adopted its revised Community Infrastructure Levy (SCIL2) Charging Schedule at Full Council on 10 June 2026 and started implementing SCIL2 on 22 July 2026.

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 may be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted. Stevenage's adopted SCIL2 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-revisedexplanatory-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>

7 26/00408/FP - KING GEORGE V PLAYING FIELDS

The Committee considered an application for the installation of a space-age musical pavilion at King George V Playing Fields. Members were advised that the open-sided galvanised steel structure, approximately 3.8 metres in height, would provide seating and shelter whilst creating low-level ambient sounds from rainfall through a system of tuned drums.

Officers confirmed that the proposal would not result in the loss of open space and complied with Policy NH1. It would also preserve the character and appearance of the nearby conservation area, and would not adversely affect visual amenity or neighbouring residential properties. It was noted that the application did not require biodiversity net gain. It was also noted that the project was funded through the Government's Towns Fund and not by the Council.

During questions, Members sought clarification regarding the potential for antisocial behaviour and noise associated with the pavilion. Officers advised that the structure had been designed to be durable, and would benefit from natural surveillance due to its location near the proposed Play Zone, and that the sound produced would be low-level and unlikely to hear from nearby residential properties.

An update was also provided on the adjacent Play Zone, with officers confirming that the associated construction management plan had recently been approved and that delivery of the project was expected to commence in due course. Members welcomed the proposal before proceeding to determine the application.

Following the questions, a motion to proceed to the debate and vote was proposed and seconded.

A vote was taken and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the 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.

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block Plan; Y26-136-GA1 Rev A; Site Location Plan;

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

3 The 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.

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.

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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 may be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted SCIL2 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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<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

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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>

8 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

10 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

11 **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

12 **URGENT PART II BUSINESS**

There was no Urgent Part II Business.

CHAIR