



PLANNING AND DEVELOPMENT COMMITTEE

Date: Tuesday, 8 September 2026

Time: 6.30pm,

Location: Council Chamber

Contact: Gemma O'Donnell (01438) 242216

committees@stevenage.gov.uk

Members:

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, Jeff Bullock, Jackie Hollywell and Peter Wilkins

AGENDA

PART 1

- 1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**
- 2. MINUTES FROM THE PREVIOUS MEETING**
To approve as a correct record the Minutes of the previous meeting held on 4 August 2026.
3 - 32
- 3. 25/00884/FP - ALDI STORE, FAIRLANDS WAY**
To consider the incorporation of the existing car park into foodstore car park, the creation of a pedestrian route and ancillary works.
33 - 50
- 4. 26/00531/FPH - 134 SHEPHALL VIEW**
To consider a two storey front and side extensions; part single, part two storey rear extension; alterations to front elevation; and new vehicular crossover.
51 - 62
- 5. 26/00532/FPH - 136 SHEPHALL VIEW**
To consider the demolition of an existing garage and erection of replacement garage.
63 - 72
- 6. INFORMATION REPORT - DELEGATED DECISIONS**
To note a report on decisions taken by the Director of Planning and Regulatory in accordance with his delegated authority.
73 - 80
- 7. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**
To note a report on decisions taken by the Director of Planning and Regulatory in accordance with his delegated authority.
81 - 82

8. URGENT PART I BUSINESS

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

9. 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.

10. 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, 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

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 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.

INFORMATIVE

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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.

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

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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

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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

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

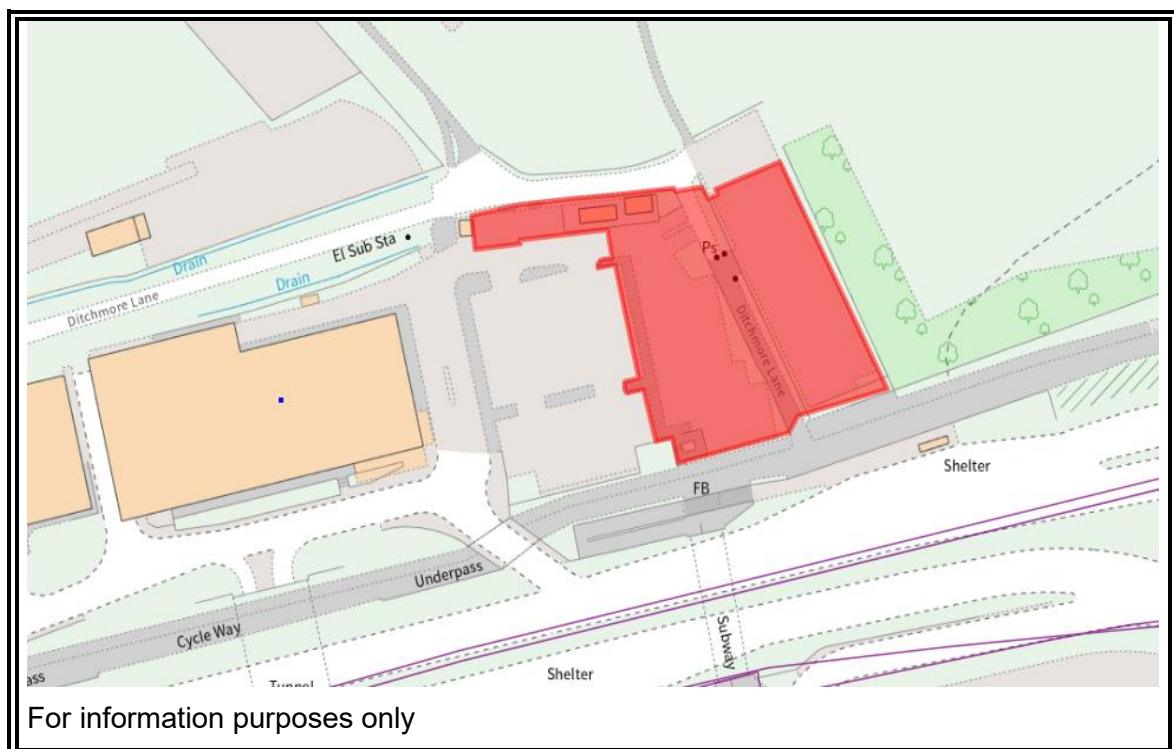
Date: 8 September 2026

Author: Linda Sparrow

Lead Officer: Alex Robinson

Contact Officer: Linda Sparrow

Application No :	25/00884/FP
Location :	Aldi Stores Fairlands Way
Proposal :	Incorporation of existing car park into foodstore car park, creation of a pedestrian route and ancillary works
Drawing Nos.:	1426-CHE-120; 1426-CHE-121A; 1426-CHE-123; 1426-CHE-074-F; 14790L-ESL-XX-XX-D-L-1301_P02; 1426-CHE-077-B;
Applicant :	ALDI Stores Ltd
Agent:	Harry Berks
Date Valid:	15 December 2025
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises a small hard surfaced area between the existing Aldi car park and the King George V Playing Fields. The land is in the ownership of the Council and is used as a private car park for users of the sporting clubs in the park.

2. RELEVANT PLANNING HISTORY

- 2.1 00/00094/FP Class A1 Retail Store and Car Park 01.09.2000 PERREF
- 2.2 02/00430/FP Retail building, car park and access 24.09.2004 PER
- 2.3 99/00125/FP Retail Building and Car Park 18.06.2001 WDN
- 2.4 05/00106/AD Two no. advertisement signs 29.04.2005 ADGRAN
- 2.5 05/00171/FP Extension to retail foodstore to provide additional sales and storage area 22.06.2005 PER
- 2.6 05/00292/AD Free Standing illuminated double sided sign 03.08.2005 ADGRAN
- 2.7 05/00508/AD Display of illuminated freestanding pole mounted sign above canopy facing Fairlands Way 25.11.2005 ADGRAN
- 2.8 15/00149/AD 3no. non-illuminated screen printed graphics 12.05.2015 ADGRAN
- 2.9 15/00647/AD Retention of 13 existing parking signs. 11.12.2015 ADGRAN
- 2.10 15/00764/FP Retention of ANPR camera system. 04.02.2016 PER
- 2.11 16/00211/S106 Application to discharge S.106 obligations attached to planning permission reference number 02/00430/FP relating to car park management 22.06.2016 DELAUT
- 2.12 19/00078/TPTPO Reduction of branches on 1no. Fir tree (T2) protected by TPO 26 28.03.2019 TPTPO
- 2.13 23/00736/FP Proposed extension to foodstore, including minor elevational alterations and ancillary works. 11.01.2024 PER
- 2.14 24/00086/COND Discharge of condition 8 (CMP), 10 (Climate Change), 11 (Landscaping Scheme), 12 (Cycle Store) attached to planning permission reference 23/00736/FP 26.03.2024 DISCHA
- 2.15 24/00243/NMA Non material amendment to planning permission 23/00736/FP to add solid canopy to south and east elevations 23.04.2024 AGREE

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission to amalgamate the Council private car park with the existing Aldi food store car park, with 5 spaces being retained by the Council.
- 3.2 The application comes before the Planning and Development Committee as the land is in the ownership of the Council and there has been more than 5 letters of representation received.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters and the erection of a site notice, the Council received 40 letters of objection and 1 letter of support.
- 4.2 A summary of the comments received are set out below:

Objection comments

- Loss of safe and segregated pedestrian/cycle path
- Pedestrian/cycle path through Aldi car park will be dangerous

Support Comments

- Support the application as it will visually improve the area

- 4.3 The aforementioned is not a verbatim copy of the representations which have been raised. A full copy of the representations which have been raised are available on the Council's website.

5. CONSULTATIONS

- 5.1 A summary of the consultation responses received since the application was originally publicised are set out below. A copy of all representations are available on the Council's website.

5.1. Herts County Council as Highways Authority

- 5.1.1. Hertfordshire County Council originally raised objection to the proposed development on the grounds that it would result in an unacceptable impact on the local highway network and was not supported by sufficient evidence to demonstrate that the transport impacts can be adequately mitigated. The County Council considered that the proposal would give rise to concerns relating to highway safety, traffic generation, accessibility and network capacity. In the absence of satisfactory mitigation measures and supporting technical information, HCC concluded that the development would be contrary to local and national transport policy objectives and therefore recommends refusal.
- 5.1.2. *6 August 2026:* Following extensive negotiations with the applicant and HCC as Highways Authority, they have confirmed in writing on the 6th August 2026 that as all their concerns had been resolved, they recommend that planning permission can be granted subject to conditions for cycle storage, pedestrian priority measures, and as construction management plan.

5.2. SBC Arboricultural Manager

- 5.2.1. No objections to the proposal from an Arboricultural view point.

5.3. SBC Green Spaces Manager

- 5.3.1. Suggestions made for more appropriate planting species. Support proposals for enhancing pedestrian/cycle links. Suitable measures will be required to prevent unauthorised access to the adjacent park.

5.4. SBC Ecology Officer

- 5.4.1. Please consider using native trees as these support more insect species than non-native species. If approved, the applicant must adhere to the mandatory BNG condition.

- 5.4.2. (following amended plans and updated BNG metric) No further comments to my original comments.

5.5. SBC Regeneration Manager

- 5.5.1. Following amended proposals to move the pedestrian/cycle path outside the perimeter of the site, the Regeneration team provided the following: the proposal no longer aligns with the Towns |Fund investment criteria as it no longer provides a continuous, high-quality shared path that integrates with the wider network and this now undermines the principles of connectivity and sustainable transport that were central to the funding agreement.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

- 6.1.1 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 statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (updated 2026)
- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.2 National Planning Policy Framework

- 6.2.1 The latest revision of the NPPF was published in August 2026. 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. The NPPF should be read as a whole (including its footnotes and annexes).
- 6.2.2 Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

6.3 Planning Practice Guidance

- 6.3.1 The Planning Practice Guidance (“PPG”), with which Members are fully familiar, 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.

6.4 National Design Guide

- 6.4.1 The National Design Guide 2021 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.

6.5 Stevenage Borough Local Plan 2011-2031 (Updated 2026)

6.5.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019 and partially updated in 2026. Weight must be given to the policies it contains according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.5.2. The policies most relevant to determining this application are:

Policy SP1: Climate Change
Policy SP2: Sustainable development in Stevenage;
Policy SP5: Infrastructure;
Policy SP6: Sustainable transport;
Policy SP8: Good design;
Policy SP11: Flooding and pollution;
Policy SP12: Green infrastructure and the natural environment;
Policy IT5: Parking and access;
Policy IT6: Sustainable transport;
Policy GD1: High quality design;
Policy FP1: Sustainable drainage
Policy FP2: Flood risk management
Policy FP7: Pollution;
Policy FP8: Pollution sensitive uses;
Policy NH6: General protection for open space;
Policy NH1/3: Principal Open Space: King George V

6.6 Supplementary Planning Documents

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

- Parking Provision Supplementary Planning Document (February 2025);
- Stevenage Design Guide Supplementary Planning Document (February 2025);

6.7 Community Infrastructure Levy

6.7.1 Stevenage Borough Council adopted its revised Community Infrastructure Levy (SCIL2) Charging Schedule 22 July 2026. 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 application are the principle of development, design and visual impact, impact on residential amenities, flood risk and drainage, biodiversity, landscaping and ecology, and car parking and highway safety.

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 Land Use Considerations and Loss of Public Car Park

Land Use Policy Considerations

7.2.1 The application site is not allocated for any specific purpose in the adopted Local Plan but is bordered by the Principal Open Space known as King George V Playing Fields (KGV)

and is in the ownership of the Council as a car park. However, it is noted that the car park is not open to the general public and is only available to groups/sporting teams using KGV on a pre-booked basis.

- 7.2.2 Although the proposal would transfer the majority of the parking area from Council ownership to private ownership, both the existing and proposed uses are private car parks. The principle of development is therefore acceptable subject to consideration of the detailed impacts, including the loss of parking spaces, impact on the adjoining open space, and highway and accessibility matters.

Loss of Parking Spaces

- 7.2.3 With regards to the loss of parking spaces, Policy IT5 seeks to protect parking spaces which are not considered to be public parking spaces. This policy states that proposals which see the loss of off-street parking spaces (excluding public parking) will only be granted where the parking that is lost is replaced as near as possible to the existing provision, or it can be demonstrated that the provision is not suitable or no longer required.
- 7.2.4 The Council owned car park comprises 37 spaces and is not available for general public use. Rather, it serves users of sporting clubs and groups operating from King George V Playing Fields on a pre-booked basis. Consequently, the parking provision is not considered public parking for the purposes of Policy IT5. The existing Aldi car park currently contains 95 spaces.
- 7.2.5 The proposal would see 25 spaces amalgamated into Aldi's existing car park whilst 5 spaces would be retained by the Council. Overall, 7 spaces would be lost entirely. Consequently, whilst there would be a quantitative reduction in parking capacity, the Council's Green Spaces Team, which manages the facility, has not objected to the proposal and has raised no concerns regarding the reduction in available spaces. Furthermore, the Council has agreed the sale of the land subject to the grant of planning permission.
- 7.2.6 Importantly, the adjoining Aldi store currently experiences a shortfall in parking provision when assessed against the Council's Parking Provision SPD, with the existing enlarged store providing 95 spaces against a guideline requirement of 117 spaces. The proposal would increase Aldi's parking provision to 120 spaces, thereby addressing that shortfall and improving operational functioning of an established edge of town centre retail business.
- 7.2.7 The proposal would therefore support the continued operation and investment of an existing business, provide economic benefits, and help to maintain the vitality of the area. These are material considerations to which significant weight is attached.
- 7.2.8 Taking these matters into account, officers are satisfied that the limited loss of seven parking spaces would not result in unacceptable harm and is outweighed by the operational and economic benefits arising from the enhanced parking provision serving the Aldi store. The proposal is therefore considered to accord with Policy IT5 of the Local Plan and the objectives of the NPPF in supporting sustainable economic growth, which through Policy E2 gives substantial weight to proposals that provide economic benefits. .

7.3 Design and visual impact, including on the setting of heritage assets

- 7.3.1 Policies SP8 and GD1 of the Local Plan require developments to respect and make a positive contribution to its surroundings. Policies SP13 and NH10 of the adopted local plan require developments affecting conservation areas to be determined in accordance with national policy, having regard to any relevant conservation area management plan.
- 7.3.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the exercise of their functions, whilst Chapter 20 of the NPPF (2026) requires Local Planning Authorities to place great weight on preserving historic assets and their significance; Policy HE6 of the NPPF places substantial weight on the conservation of a designated heritage asset, irrespective of whether any potential effects amount to preservation, harm, substantial harm, or total loss of its significance.
- 7.3.3 The Council's Design Guide SPD (2025) sets out that a high-quality environment is essential for providing a good quality of life. A well-designed and managed space not only provides a visually attractive environment but can also help to ensure that a place is easy to move around and within, is safe and secure, and is useful for all members of the community.
- 7.3.4 Dealing first with the impact on heritage assets, the application site lies to the south-east of the Old Town Conservation Area, but not within it. The application site, at its closest point, would be approximately 15m from the southernmost corner of the conservation area, whilst the majority of the development suite would be over 50m from the conservation area.
- 7.3.5 The proposal would result in two car parks amalgamated with enhanced landscaping. The proposal would improve the visual setting of the application site with enhanced landscaping and therefore would preserve the setting of the nearby conservation area, in accordance with the policies of the Local Plan Partial Update and the NPPF (2026).
- 7.3.6 The existing layout comprises two car parks, separated by a shared pedestrian/cycle path with some grass, shrubs, trees, and a medium height metal post and rail fence. The proposal would see the shared pedestrian/cycle path re-routed around the eastern perimeter of the site and new soft landscaping around the north, east, and south of the site and centrally between the newly formed spaces.
- 7.3.7 The visual appearance will largely remain unaltered in the sense that it will remain a hardsurfaced car park, but the improved soft landscaping will be a benefit to the site both visually and in terms of wildlife. Landscaping is discussed in more detail later in this report.
- 7.3.8 The existing pedestrian access on the southern side as you exit the Town Centre under Fairlands Way will remain un-affected by the proposal.
- 7.3.9 The re-routing of the shared pedestrian/cycle path around the perimeter of the site will ensure this vital link between the Town Centre and KGV and beyond is preserved and remains safely accessible in line with Policy DP3 of the NPPF (2026) which seeks to ensure well-designed places that reflect, amongst other things, movement and public spaces.

- 7.3.10 Overall, the Council is satisfied that the proposed development will have an acceptable design and will not harm the visual amenities of the area in accordance with the Local Plan Partial Update and the NPPF.

7.4 Impact on Neighbouring residential amenity

- 7.4.1 Policy GD1 of the local plan requires that developments do not have an unacceptable adverse impact on the amenities of neighbouring occupiers.
- 7.4.2 The closest residential dwellings to the site are in Ditchmore Lane and over 200m from the proposed development. As such and given that the proposal does not involve a change of use from car parking, the Council is satisfied that no neighbouring amenities would be harmed from the development.

7.5 Car Parking and Cycle Provision

- 7.5.1 Policy IT5 of the local plan requires developments to provide parking in accordance with the council's Parking Provision SPD (2025). Policy SP6 (Sustainable Transport), 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.
- 7.5.2 Under planning permission reference 23/00736/FP, the Aldi store was enlarged to approximately 1,630sqm which the Parking Provision SPD (2025) requires 1 space per 14sqm which gives a total requirement of 117 spaces when rounded up. Given the store only has 95 spaces at [present, this represents a current deficit of 22 spaces, although the site is located within Accessibility Zone 1 which can reduce the required spaces down to zero in appropriate cases.
- 7.5.3 The proposal would see Aldi's car parking increase by 25 spaces to 120 spaces which would be 3 spaces over the baseline maximum starting point. Given the over-provision is very limited and it is a result of the amalgamation of two car parks, it is not considered that it would amount to a justifiable reason for refusal in this instance and the economic benefits from a better provision for an existing commercial enterprise outweighs any harms identified.
- 7.5.4 In line with Policy TR4 of the NPPF (2026), the site retains its southern pedestrian access which links directly to the main pedestrian/cycle network along Fairlands Way and additionally provides access to the local bus stops to ensure that the site maintains its excellent access to non-car modes of transport and retains its direct link into the Town Centre. Further, the proposal does not impact the designated Rights of Way that run through KGV, thereby complying with Policy TR8 of the NPPF.

Cycling

- 7.5.5 The existing cycle parking at the store is located outside the store front and is not within the red line boundary of the application site and is therefore not impacted by this proposal. Notwithstanding this, the provision of storage was dealt with under the planning application to enlarge the store and was considered acceptable at the time.
- 7.5.6 Herts County Council as Highways Authority (HA) have requested a condition to provide cycle storage. However, this application relates solely to the amalgamation of two car parks and not any increase in shopping floorspace, and, so this condition would fail to meet the 6 tests as defined in the NPPF, especially as it would be considered enforceable, especially as this would fall outside of the redline and reasonable request as it not a

requirement to ensure the development is acceptable in planning terms (relevant to the development being permitted).

- 7.5.7 It is noted that a significant amount of public interest has arisen for this application, and the complaints concern the loss of the cycle route. The application as originally submitted had the existing pedestrian/cycle path that runs between the two car parks being located centrally through the application site but would have required cyclists to dismount when crossing the northern part of the car park before accessing KGV footpaths.
- 7.5.8 The application as presented today, following concerns from the Highways Authority (HA), retains the pedestrian/cycle path *outside* the perimeter of the car park and, whilst a short distance to the east of its current location, it would maintain the existing provision as it is now.

Highway Safety

- 7.5.9 The HA have reviewed the application and as a result of extensive negotiations, the application has been amended to address their concerns, which primarily focused on the placement of the shared pedestrian/cycle path running centrally through the site rather than around the perimeter. Once this path was moved out of the car park, the HA removed all their objections. The applicant has agreed to the HA's request for a condition for a construction management plan.
- 7.5.10 The HA also requested a condition to require the submission of pedestrian priority measures within the car park for all crossing points. However, there are no designated crossing points on the submitted plans within the red line boundary of the application site; all formal crossing points in the car park are outside the application site and therefore the condition would fail the reasonable and necessary tests.
- 7.5.11 Taking the forementioned into account, the proposal is considered to comply with the policies of the Local Plan Partial Update and the NPPF.

7.6 Impact on the Environment

- 7.6.1 The application site comprises hardstand car parks which would be very low risk of contamination and would have been open fields prior to their current use.

Groundwater

- 7.6.2 The application site is not located within a Source Protection Zone, and no concerns have been raised by Thames Water or Affinity Water with respect to potential impact from the development.

Air Quality

- 7.6.3 Policy FP7 of the adopted Local Plan 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).

- 7.6.4 In order to mitigate the construction phase, it is recommended a condition is imposed on any permission issued. This condition would require the applicant to adhere to the CMP which details measures on controlling levels of dust and air pollutions which are generated during the construction phase of development.
- 7.6.5 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. As such, the Council's Environmental Health Section has not raised any concerns with respect to the operational impact the development would have on air quality.

Light Pollution

- 7.6.6 In terms of light pollution, Policy FP7 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.
- 7.6.7 Turning to the operational side of the development, new lighting would be in line with the existing lighting, and given there are no residential dwellings close by, there would be no harm to residential amenities and the HA have raised no concerns about lighting impacts on the adjacent highway network.
- 7.6.8 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 states that development proposals will be expected to protect and retain individual trees within the development site and should include new planting where appropriate. Policy SP12 requires development proposals to have an acceptable impact on green infrastructure and the natural environment. Policy N2 of the NPPF (2026) requires developments to contribute positively to the natural environment, whilst Policy N3 seeks to secure new trees in developments.
- 7.7.2 The proposal does not include the loss of any existing trees either within the application site or in the neighbouring park. It does include the provision of 10 new small urban trees.
- 7.7.3 Policy NH1 identifies sites which are designated as Principal Open Spaces, and the neighbouring King George V Playing Fields (KGV) is recognised as a Principal Park under Policy NH1/3.
- 7.7.4 The policy recognises that planning permission will be granted where proposals "Would not result in the loss of any part of a Principal Open Space, would not have an adverse impact upon any Principal Open Space within, or adjacent to, the application site; and reasonably provide, or reasonably contribute towards, the maintenance or improvement of, Principal Open Spaces and all other open spaces."

- 7.7.5 The proposed development does not extend into KGV, nor does it impact on any trees or other landscaping within the park, and nor will it restrict or block any access to the park, its users, or activities, and is therefore policy compliant in this regard.
- 7.7.6 It is noted that this area of KGV has a small earth bund around its perimeter to prevent unauthorised access to the park by motor vehicles and therefore it is considered appropriate and necessary to ensure that any perimeter of KGV that is left exposed following the removal of any existing fencing, is rectified with a barrier to vehicles and this can be secured via the imposition of a prior to occupation condition.
- 7.7.7 Taking the aforementioned into account, the proposed development is considered to comply with the policies of the Local Plan Partial Update and the NPPF.

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. Policy N6 of the NPPF seeks to protect the most important and irreplaceable habitats.
- 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 The development is subject to the BNG condition and therefore the applicant should provide a 10% net gain on site. Where this is not possible, the hierarchy states that the next best option is to purchase habitat units from a suitable Land Bank or Broker, and the least favourable option is to purchase credits from the Government for them to provide BNG at a suitable site.
- 7.8.4 The submitted BNG metric by Ecology Solutions was updated following the amendments to the proposed development and confirms that the site does not include international, national, or locally important sites and does not include irreplaceable habitats. The assessment shows the baseline units prior to development are 0.75 habitat units whilst the proposed development would reduce this to 0.68 habitat units which is a decrease of -15.77%.
- 7.8.5 Whilst the proposal would see the provision of new and enhanced landscaping in the form of grass areas, shrubs, and small urban tree planting, this would not be sufficient to achieve the onsite 10% net gain. As such, the applicant will be required to compensate for this through the provision of net gains off-site through as habitat provider or purchasing credits. The full details are to be secured through the imposition of mandatory conditions.
- 7.8.6 Taking the aforementioned into account, whilst the proposed development would provide enhanced landscaping, it would still result in a loss of biodiversity value, but the applicant will satisfy the requirements of the mandatory BNG condition by providing the net gain offsite through the imposition of conditions. In this regard, the proposed development is considered to comply with the policies of the Local Plan Partial Update and the NPPF.

7.9 Community Infrastructure Levy

- 7.9.1 Stevenage Borough Council adopted its revised Community Infrastructure Levy (SCIL2) Charging Schedule 22 July 2026. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floor space of a development, in line with the following rates (plus indexation):

Table 1: SCIL2 charging rates for all development in Stevenage		
Development Type	CIL Rate (£ per Square metre)	
	Zone 1: Stevenage Central	Zone 2: Everywhere else
Residential		
Market Housing	£50/m ²	£120/m ²
Sheltered Housing	£120/m ²	
Extracare Housing	£50/m ²	
Retail Development	£75/m ²	
Industrial Development	£40/m ²	
All Other Development	£0/m ²	

- 7.9.1 SCIL2 is a non-negotiable charge. The exact charge will be determined by the Council's CIL officer after an application has been granted in accordance with the SCIL2 Charging Schedule and the Community Infrastructure Levy Regulations 2010 (as amended). Opportunities for relief or exemption from the charge exist and will be taken into account in the calculation of the final charge.
- 7.9.2 SCIL2 replaces the need for S106 agreements to specify financial and/or land contributions for non-site-specific infrastructure projects. This allows infrastructure to be planned on a borough-wide scale rather than on a site-by-site basis as mitigation against the impacts of individual proposals. A CIL Form 1: Additional Information has been submitted along with the application.

7.10 Equality, Diversity and Human Rights

- 7.10.1 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.
- 7.10.2 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.
- 7.10.3 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.

- 7.10.4 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.
- 7.10.5 In terms of inclusive access, the development is level access around the car park with dropped kerbs at designated crossing points, it does not impact the existing provision of disabled parking spaces and larger spaces for parents and children (which can also be used by disabled persons) and does not impact access to the Aldi store.

8. CONCLUSIONS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 The principle of development is acceptable as it would support Aldi's business and would not harm the operation of the adjacent King George V Playing Fields. The proposals would not result in harm to the nearest residential properties.
- 8.3 Given the aforementioned, the proposed development is considered to be acceptable in line with the Council's adopted Local Plan (updated 2026), Design Guide SPD (2025), Parking Provision SPD (2025), the NPPF (2026) and Planning Practice Guidance.

9. RECOMMENDATIONS

- 9.1 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:
1426-CHE-120; 1426-CHE-121A; 1426-CHE-123; 1426-CHE-074-F; 14790L-ESL-XX-XX-D-L-1301_P02; 1426-CHE-077-B;
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 development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: **Page 45** Construction Method shall include details of:

- a) Access arrangements to the site;
- b) Traffic management requirements
- c) Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- d) Siting and details of wheel washing facilities;
- e) Cleaning of site entrances, site tracks and the adjacent public highway;
- f) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times (if nearby schools);
- g) Provision of sufficient on-site parking prior to commencement of construction activities;
- h) Post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
- i) 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 order to protect highway safety and the amenity of other users of the public highway and rights of way.

- 4 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.

REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

- 5 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.

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

- 6 Prior to the first occupation of the development hereby approved, details shall be submitted to and approved in writing by the local planning authority of the boundary treatments on the eastern side of the development that will ensure no motor vehicles can enter the adjacent King George V Playing Fields and that the existing bund remains in situ.

REASON:- To protect the adjacent Principal Open Space and its users from unauthorised motor vehicles.

- 7 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment produced by Ecology Solutions, Report Ref 11810.BNGReport.vf2.

REASON:- To ensure the development delivers a biodiversity net gain on site.

- 8 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

REASON:- To ensure the development delivers a biodiversity net gain on site.

- 9 Notice in writing shall be given to the Council when the:
- a) HMMP has been implemented; and
 - b) Habitat creation and enhancement works as set out in the HMMP have been completed.

REASON:- To ensure the development delivers a biodiversity net gain on site.

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.

INFORMATIVES

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**

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.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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 (Phase Plans).

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 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.

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.

8 Hertfordshire County Council

Works within the Public Highway: The applicant is advised that all works associated with the proposal affecting the public highway shall be carried out to the satisfaction of the Highway Authority and will require the prior approval of Hertfordshire County Council. The applicant is encouraged to engage with the Highway Authority at an early stage. The applicant is advised that any works required within the public highway associated with the pedestrian/cycle route will require a legal agreement with Hertfordshire County Council under Section 278 of the Highways Act 1980. The applicant should contact Hertfordshire County Council's Development Management Team at the earliest opportunity.

10. BACKGROUND DOCUMENTS

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
- 2 The Stevenage Borough Local Plan 2011-2031
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
- 3 The Stevenage Borough Local Plan Partial Update 2025
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan-2026/local-plan-partial-update-2026>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025.
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>
- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

- 5 Government advice contained in the National Planning Policy Framework 2026 and the Planning Practice Guidance.
https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf

<https://www.gov.uk/government/collections/planning-practice-guidance>
- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access.

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

Date: 8 September 2026

Author: Linda Sparrow

Lead Officer: Alex Robinson

Contact Officer: Linda Sparrow

Application No :	26/00531/FPH
Location :	134 Shephall View Stevenage
Proposal :	Two storey front and side extensions; part single, part two storey rear extension; alterations to front elevation; and new vehicular crossover.
Drawing Nos.:	21151-P006-D; 2151-P007-A; 21151-P003-E; 21151-P005-E;
Applicant :	Stevenage Borough Council
Agent:	Hertford Planning Service
Date Valid:	22 July 2026
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises a semi-detached dwelling on the western side of Shephall View close to its southern termination point. The property is bounded by residential dwellings to the north, south, and west, whilst to the east is the highway with residential dwellings beyond.
- 1.2 The property is attached to No.132 to the north whilst its detached single garage is attached to the single garage of No.136 to the south. There is a driveway to the front of the garage.
- 1.3 The dwelling is in the ownership of Stevenage Borough Council.

2. RELEVANT PLANNING HISTORY

- 2.1 25/00653/FPH Single storey rear extension, levelling and hard surfacing of front curtilage, and fenestration alterations for disability compliance 14.10.2025 PER

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the erection of a two-storey side extension which marginally projects beyond the front elevation of the property and a part two storey, part single storey rear extension.
- 3.2 The proposed extensions will increase the number of bedrooms from 3 to 5 and will adapt the property to be wheelchair accessible across the ground floor.
- 3.3 The submitted plans include solar panels and the removal of the existing chimney, neither of which require planning permission and are therefore not included in the assessment that follows in this report.
- 3.4 The application comes before the Planning Committee as the property is in the ownership of the Council, and the Council is the applicant.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters to adjoining properties, no comments have been received.

5. CONSULTATIONS

5.1. Herts County Council as Highways Authority

We have considered the proposal and conclude that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. We raise no objections.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

- 6.1.1 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 statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (updated 2026)

- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.2 National Planning Policy Framework

- 6.2.1 The latest revision of the NPPF was published in August 2026. 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. The NPPF should be read as a whole (including its footnotes and annexes).
- 6.2.2 Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

6.3 Planning Practice Guidance

- 6.3.1 The Planning Practice Guidance (“PPG”), with which Members are fully familiar, 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.

6.4 National Design Guide

- 6.4.1 The National Design Guide 2021 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.

6.5 Stevenage Borough Local Plan 2011-2031 (updated 2026)

- 6.5.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019 and partially updated in 2026. Weight must be given to the policies it contains according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.5.2. The policies most relevant to determining this application are:

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

6.6 Supplementary Planning Documents

- 6.6.1 The following supplementary planning documents are relevant to determining the application:
- Parking Provision Supplementary Planning Document (February 2025);
 - Stevenage Design Guide Supplementary Planning Document (February 2025);

7. APPRAISAL

- 7.1 The main issues in the assessment of the application are the design and visual impact, impact on residential amenities, car parking, and biodiversity net gain.

- 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

- 7.2.1 Policy GD1 of the local plan requires development to respect and make a positive contribution to its location and surrounds. This sits under the strategic objective of Policy SP8 to ensure that development achieves the highest standards of design. Policy DP3 of the NPPF (2026) requires developments to respond to their context so that they integrate with, and enhance, their surroundings.
- 7.2.2 The Council's Design Guide SPD (2025) sets out that a high-quality environment is essential for providing a good quality of life. A well-designed and managed space not only provides a visually attractive environment but can also help to ensure that a place is easy to move around and within, is safe and secure, and is useful for all members of the community.
- 7.2.3 The site is located within the confines of a residential estate, predominantly formed of semi-detached dwellings, with some terraced dwellings in the wider vicinity. Many of the neighbouring properties have been extended, and most notably, the attached dwelling at No. 132 has a similar two storey front and side extension that the proposed gable fronted extension would reflect, such that the final appearance of the pair of semis would once again be almost symmetrical and more closely aligned in design and appearance to the street scene.
- 7.2.4 It is accepted that the side extension would be neither subordinate in height nor set back from the front elevation, which is contrary to the guidance in the Design Guide SPD (2025). However, the final appearance of the extended property would be similar to the attached dwelling and therefore a lack of subordination is not considered harmful in this instance. Further, subordination in this instance would likely result in a visual unbalancing of the pair of semi's that would be detrimental to the visual amenities of the area.
- 7.2.5 In terms of scale and size, the proposed extensions would be proportionate to the pair of semis when taking into account the already enlarged attached property. Further, there are other examples of similar extensions within the immediate area. The proposal would be set in 1m from the side boundary in accordance with advice in the Design Guide SPD (2025) to prevent a terracing effect with neighbouring properties.
- 7.2.6 The use of high-quality materials that have a similar appearance to the attached property would significantly improve the visual presentation of the dwelling in the street scene as currently it is constructed in post-war prefabricated styling and materials.
- 7.2.7 For these reasons, the proposal is considered to accord with the policies of the Local Plan Partial Update and the NPPF.

7.3 Impact on Neighbouring residential amenity

- 7.3.1 Policy GD1 of the local plan requires that developments do not have an unacceptable adverse impact on the amenities of neighbouring occupiers.

- 7.3.2 The attached property at No.132 has been previously extended to the side and rear and their ground floor single storey extension, which is adjacent to the shared boundary, extends approximately 3.5m deep. In this regard, the proposed depth of 4.3m for the single storey element of the proposed extension is not considered to be harmful to the amenities of the neighbouring habitable room(s) at ground floor.
- 7.3.3 The first-floor element of the rear extension is set approximately 3.5m off the shared boundary and passes the 45-degree test on both the plans and elevations with this attached neighbour. There are no windows in the side elevation of this element of the proposal.
- 7.3.4 Taking account of the above, the proposed first-floor extension would not unduly reduce the amount of the daylight or sunlight to No.132's habitable room windows, nor would it have a detrimental impact on this neighbouring property's outlook or privacy.
- 7.3.5 Turning to the impact on No.136 to the south, this neighbouring property is separated from the application site by the two garages serving them and is approximately 6m from the side elevation of the proposed side extension.
- 7.3.6 The dwelling as existing has 1no. door and 2no. windows at ground floor serving a kitchen and utility room whilst at first floor there is 1no. window serving a bathroom. Following development, there would be 1no. door and window at ground floor still serving a kitchen and utility and at first floor there would be 2no. windows both serving bathrooms.
- 7.3.7 Given the separation distance, the fact this neighbour is due south of the application property, and that upper floor windows would naturally be obscurely glazed due to being bathrooms, it is not considered that this neighbour would be unacceptably impacted though either loss of daylight and sunlight, overshadowing, loss of privacy, or overlooking.
- 7.3.8 The rear elevation of the dwelling as extended would be approximately 40m from the rear elevation of dwellings to the rear in Twinwoods which vastly exceeds the minimum back-to-back separation distances in the Design Guide SPD (2025) to ensure a good level of amenity and privacy is retained for these rear neighbours.
- 7.3.9 Taking account of the above, the application is considered to comply with Policies GD1 and SP8 of the Local Plan (updated 2026) and is therefore acceptable in this regard.

7.4 Car Parking and Cycle Provision

- 7.4.1 Policy IT5 of the local plan requires developments to provide parking in accordance with the council's Parking Provision SPD (2025).
- 7.4.2 The Council's Parking Provision SPD (2025) requires 5-bedroom properties to have 3 parking spaces. Open spaces should be 2.5m wide and 5m long whilst garages should be 3m wide and 6m long internally.
- 7.4.3 The existing single Garage does not meet the current standards to be counted as a parking space and is being demolished as part of the development to allow the construction of the side extension. Notwithstanding this, the submitted plans show that the front curtilage is capable of providing the three parking spaces required and one of those spaces would be enlarged to accommodate a disabled resident.

- 7.4.4 Herts County Council as Highways Authority have reviewed the application and raised no objections or concerns and note that Drawing 21151-P006-D illustrates the parking area complies with Hertfordshire County Council's Place & Movement Planning Design Guidance (adopted in March 2024) P&MPDG Part 4 Chapter 6 Table 11.9.

Disabled Parking Spaces

- 7.4.5 The Parking Provision SPD (2025) states that there is no requirement for any disabled spaces to be provided as part of householder planning applications. However, the plans do include one space that has over 1.5m around it on three sides that would allow disabled persons to transfer and as such is considered a benefit to the proposal.

Cycle Parking

- 7.4.6 In terms of cycle parking, there is no requirement for cycle storage to be provided as part of a householder planning application, but it is noted that the rear garden is large enough and easily accessible to accommodate a garden shed capable of storing bicycles commensurate with a 5-bedroom dwelling.
- 7.4.7 Taking the above into account, the application is considered to comply with Policy IT5 of the Local Plan (updated 2026) and the Parking Provision SPD (2025) and is therefore acceptable in this regard.

7.5 Biodiversity Net Gain

- 7.5.1 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.
- 7.5.2 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply. In their statement, it sets out that a householder application means an application for planning permission for development of 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.

7.6 Equality, Diversity and Human Rights

- 7.6.1 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.
- 7.6.2 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.
- 7.6.3 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.

- 7.6.4 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.
- 7.6.5 In terms of inclusive access, the scheme has been designed to be DDA (Disability Discrimination Act) compliant. In addition, the development also comprises of level access to the ground floor areas of the building, and all ground floor rooms are wheelchair accessible with the ground floor bedroom being served by a wet room and having hoist capabilities for disabled persons or persons with limited mobility.

8. CONCLUSIONS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 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.
- 8.3 Having regard to the above, the proposal is considered to accord with the development plan when read as a whole. In the absence of any other material considerations indicating that permission should be refused, it is recommended that planning permission be granted.

9. RECOMMENDATIONS

- 9.1 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:
21151-P006-D; 2151-P007-A; 21151-P003-E; 21151-P005-E;
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 The proposed hardstanding shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.
REASON:- In the interest of visual amenity and to ensure the development is sustainable and accords with the aspirations of Class F, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.
- 5 Prior to the occupation of the proposed development, the parking spaces and access as shown on the approved plans shall be constructed, hardsurfaced and made ready for use. The arrangements shall then be maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
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 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.

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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.

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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:

- 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

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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 a 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>

6 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.

7 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.

8 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.

9 Hertfordshire County Council as Highways Authority

Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

10 Hertfordshire County Council as Highways Authority

New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

10. BACKGROUND DOCUMENTS

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
- 2 The Stevenage Borough Local Plan 2011-2031
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
- 3 The Stevenage Borough Local Plan Partial Update 2025
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan-2026/local-plan-partial-update-2026>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025.
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>
- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>
- 5 Government advice contained in the National Planning Policy Framework 2024 and the Planning Practice Guidance.
https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access.

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

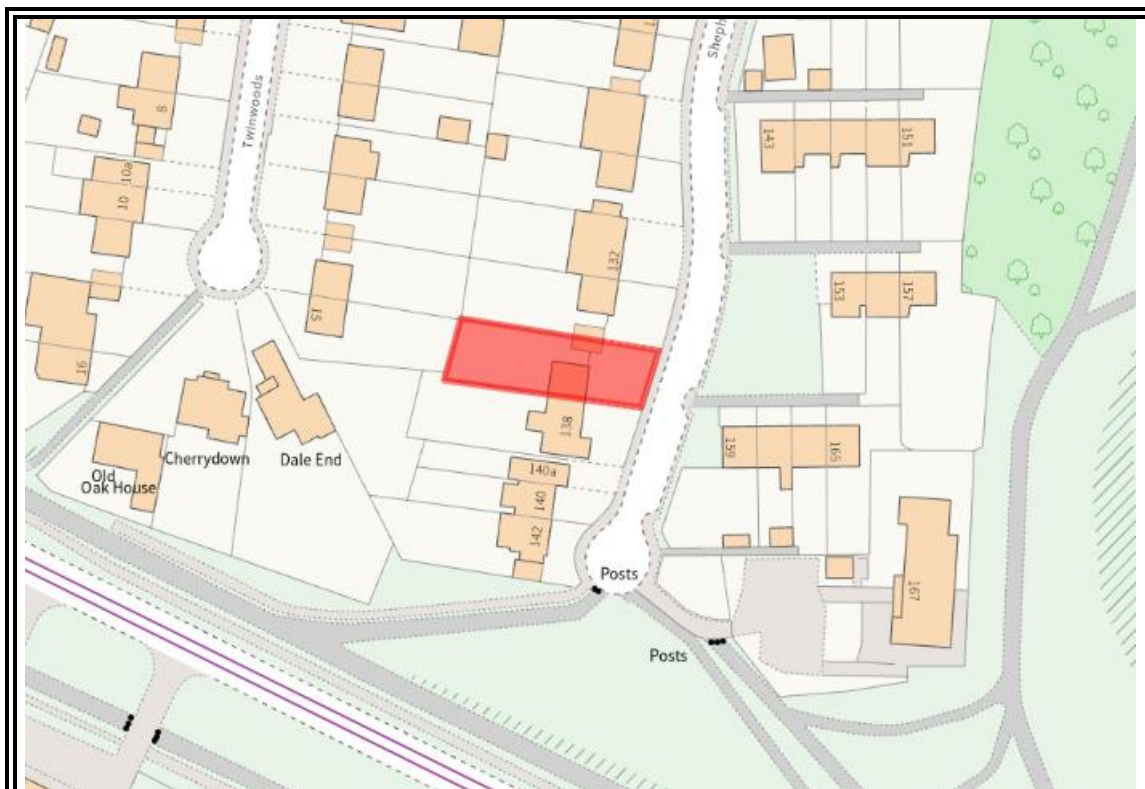
Date: 8 September 2026

Author: Linda Sparrow

Lead Officer: Alex Robinson

Contact Officer: Linda Sparrow

Application No :	26/00532/FPH
Location :	136 Shephall View Stevenage
Proposal :	Demolition of existing garage and erection of replacement garage
Drawing Nos.:	21151-P008-A; 21151-P007-A;
Applicant :	Stevenage Borough Council
Agent:	Mr Martin Norford
Date Valid:	22 July 2026
Recommendation:	GRANT PLANNING PERMISSION



For information purposes only

1. SITE DESCRIPTION

- 1.1 The application site comprises a semi-detached dwelling on the western side of Shephall View close to its southern termination point. The property is bounded by residential dwellings to the north, south, and west, whilst to the east is the highway with residential dwellings beyond.
- 1.2 The property is attached to No.138 to the south whilst its detached single garage is attached to the single garage of No.134 to the north. There is a driveway to the front of the garage.
- 1.3 The property is in the ownership of Stevenage Borough Council.

2. RELEVANT PLANNING HISTORY

- 2.1 None

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the demolition of the existing garage and its replacement with a new detached garage. The garage is attached to the garage of No.134 which is being demolished under planning application reference 26/00531/FPH. Therefore, the garage the subject of this application needs to be demolished at the same time.
- 3.2 The existing garage does not meet current standards whereas its replacement will be constructed to be 3m by 6m internally.
- 3.3 The application comes before the Planning Committee as the property is in the ownership of the Council and the Council is the applicant.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters to neighbouring properties, no comments were received.

5. CONSULTATIONS

- 5.1. None required.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

- 6.1.1 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 statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (updated 2026)
- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.2 National Planning Policy Framework

- 6.2.1 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. The NPPF should be read as a whole (including its footnotes and annexes).
- 6.2.2 Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

6.3 Planning Practice Guidance

- 6.3.1 The Planning Practice Guidance (“PPG”), with which Members are fully familiar, 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.

6.4 National Design Guide

- 6.4.1 The National Design Guide 2021 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.

6.5 Stevenage Borough Local Plan 2011-2031 (updated 2026)

- 6.5.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019 and partially updated in 2026. Weight must be given to the policies it contains according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.5.2. The policies most relevant to determining this application are:

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

6.6 Supplementary Planning Documents

- 6.6.1 The following supplementary planning documents are relevant to determining the application:
- Parking Provision Supplementary Planning Document (February 2025);
 - Stevenage Design Guide Supplementary Planning Document (February 2025);

7. APPRAISAL

- 7.1. The main issues in the assessment of the application are the design and visual impact, car parking, and biodiversity net gain.
- 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

- 7.2.1 Policy GD1 of the local plan requires development to respect and make a positive contribution to its location and surrounds. This sits under the strategic objective of Policy SP8 to ensure that development achieves the highest standards of design. Policy DP3 of the NPPF (2026) requires developments to respond to their context so that they integrate with, and enhance, their surroundings.
- 7.2.2 The Council's Design Guide SPD (2025) sets out that a high-quality environment is essential for providing a good quality of life. A well-designed and managed space not only provides a visually attractive environment but can also help to ensure that a place is easy to move around and within, is safe and secure, and is useful for all members of the community.
- 7.2.3 The site is located within the confines of a residential estate, predominantly formed of semi-detached dwellings, with some terraced dwellings in the wider vicinity.
- 7.2.4 The replacement garage would be detached and set in off the shared boundary. It would have a flat roof and measure 3.4m wide and 6.4m long externally with a height of approximately 2.7m.
- 7.2.5 Modern and high-quality materials would ensure an acceptable appearance in the street scene.
- 7.2.6 For these reasons, the proposal is considered to accord with the policies of the Local Plan Partial Update and the NPPF.

7.3 Impact on neighbouring residential amenities

- 7.3.1 Policy GD1 of the local plan requires that developments do not have an unacceptable adverse impact on the amenities of neighbouring occupiers.
- 7.3.2 The scale and siting of the proposed replacement garage would be such that it would not appear overbearing or unduly deprive neighbouring occupiers of natural light or outlook. In these respects, the proposal accords with Policy GD1 of the local plan

7.4 Car Parking

- 7.4.1 Policy IT5 of the local plan requires developments to provide parking in accordance with the council's Parking Provision SPD (2025) which in turn requires parking spaces to meet Hertfordshire County Council's Place and Movement Planning and Design Guidance for Hertfordshire (2024).
- 7.4.2 The existing garage is considered sub-standard when measured against current space standards and would not be considered as a parking space. The current standards for garages are 3m by 6m internally and the submitted plans show this is being provided which is considered to be a benefit to the application site through the provision of an acceptable parking space.
- 7.4.3 The property is already served by an existing dropped kerb and driveway and as such no alterations to this access are proposed and therefore there was no requirement to consult Herts County Council as Highways Authority.

- 7.4.4 Taking the above into account, the application is considered to comply with Policy IT5 of the Local Plan (updated 2026) and the Parking Provision SPD (2025 and is therefore acceptable in this regard.

7.5 Biodiversity Net Gain

- 7.5.1 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.
- 7.5.2 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply. In their statement, it sets out that a householder application means an application for planning permission for development of 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.

7.6 Equality, Diversity and Human Rights

- 7.6.1 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.
- 7.6.2 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.
- 7.6.3 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.
- 7.6.4 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.
- 7.6.5 In this case, the development would not have any apparent 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 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 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.
- 8.3 Having regard to the above, the proposal is considered to accord with the development plan when read as a whole. In the absence of any other material considerations indicating that permission should be refused, it is recommended that planning permission be granted.

9. RECOMMENDATIONS

- 9.1 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:
21151-P008-A; 21151-P007-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 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.

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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- 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. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
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<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
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<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan-partial-update/submission-to-secretary-of-state>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025; Developer Contributions SPD 2025.
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>
- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>
- 5 Government advice contained in the National Planning Policy Framework 2024 and the Planning Practice Guidance.
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access.

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Meeting: Planning and Development
Committee

Agenda Item:

Date: 24th August 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 : | 25/00909/AD |
| | Date Received : | 23.12.25 |
| | Location : | South Car Park Primett Road Stevenage Herts |
| | Proposal : | Advertisement consent for 1 no. internally illuminated pylon sign; 3 no. internally illuminated fascia signs to main building; 1 no. non illuminated door vinyl; Free-standing non-illuminated car club bay signage and 7 no. non-illuminated Car Return Stall Signs. |
| | Date of Decision : | 12.08.26 |
| | Decision : | Advertisement Consent is GRANTED |

2.	Application No :	26/00197/FP
	Date Received :	02.03.26
	Location :	37 Chancellors Road Stevenage Herts SG1 4AP
	Proposal :	Change of use from dwellinghouse (use class C3) to residential institution (use class C2) for the care of children and young adults up to the age of 25
	Date of Decision :	05.08.26
	Decision :	Planning Permission is REFUSED
		For the following reason(s); Permission 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.

3.	Application No :	26/00261/COND
	Date Received :	24.03.26
	Location :	Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
	Proposal :	Discharge of Condition 16 (External lighting to toilet block) attached to planning permission reference number 22/00781/RMM
	Date of Decision :	05.08.26
	Decision :	The discharge of Condition(s)/Obligation(s) is APPROVED

4.	Application No :	26/00417/FP
	Date Received :	28.05.26
	Location :	52 Edison Road Stevenage Herts SG2 0DF
	Proposal :	Change of use from public amenity land to residential curtilage, together with the creation of an access and driveway.
	Date of Decision :	10.08.26
	Decision :	Planning Permission is GRANTED

5.	Application No :	26/00433/TPTPO
	Date Received :	04.06.26
	Location :	18 Grenville Way Stevenage Herts SG2 8XZ
	Proposal :	Fell 1no. Corsican Pine (T7) to ground level protected by Tree Preservation Order 51
	Date of Decision :	12.08.26
	Decision :	CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER

6.	Application No :	26/00452/TPTPO
	Date Received :	12.06.26
	Location :	1 Dryden Crescent Stevenage Herts SG2 0JG
	Proposal :	Crown reduction of up to 1.8m towards previous pruning points of 1no. Horse Chestnut tree (T1) protected by Tree Preservation Order 130
	Date of Decision :	14.08.26
	Decision :	CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER

7.	Application No :	26/00455/FPH
	Date Received :	15.06.26
	Location :	74 Silam Road Stevenage Herts SG1 1JJ
	Proposal :	Erection of single storey side and rear extension with front porch.
	Date of Decision :	10.08.26
	Decision :	Planning Permission is GRANTED

8.	Application No :	26/00456/FPH
	Date Received :	15.06.26
	Location :	191 Chertsey Rise Stevenage Herts SG2 9JF
	Proposal :	Proposed driveway with level access to road.
	Date of Decision :	10.08.26
	Decision :	Planning Permission is GRANTED

9. Application No : 26/00461/COND
Date Received : 17.06.26
Location : 17 Fox Road Stevenage Herts SG1 1JD
Proposal : Discharge of conditions 7 (Climate Adaptation Measures); and 12 (Construction Method Statement) attached to planning permission reference number 26/00217/FP
Date of Decision : 21.08.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

10. Application No : 26/00463/FP
Date Received : 18.06.26
Location : Land At Goodmans Motorhomes Ltd Shephalbury Park Stevenage Herts
Proposal : Erection of PVC canopy with fixed shipping containers
Date of Decision : 10.08.26
Decision : **Planning Permission is GRANTED**

11. Application No : 26/00471/FPH
Date Received : 22.06.26
Location : 24 Wood Drive Stevenage Herts SG2 8NY
Proposal : Erection of single storey rear extension
Date of Decision : 14.08.26
Decision : **Planning Permission is GRANTED**

12. Application No : 26/00474/FPH
Date Received : 23.06.26
Location : 198 Hydean Way Stevenage Herts SG2 9YD
Proposal : Single storey front extension
Date of Decision : 17.08.26
Decision : **Planning Permission is GRANTED**

13.	Application No :	26/00478/FPH
	Date Received :	23.06.26
	Location :	36 Bronte Paths Stevenage Herts SG2 0PH
	Proposal :	Single storey front and rear extension
	Date of Decision :	17.08.26
	Decision :	Planning Permission is GRANTED

14.	Application No :	26/00482/TPCA
	Date Received :	24.06.26
	Location :	10 Lintott Close Stevenage Herts SG1 3LZ
	Proposal :	Works to trees in conservation area: Laburnum (T1, T2) - Fell and treat stump with eco-plugs; Cypress (HG1) - Fell close to ground level.
	Date of Decision :	06.08.26
	Decision :	CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA

15.	Application No :	26/00485/CLPD
	Date Received :	26.06.26
	Location :	213 Hydean Way Stevenage Herts SG2 9YH
	Proposal :	Lawful Development Certificate for proposed use as children's residential care home (Use Class C2)
	Date of Decision :	19.08.26
	Decision :	Certificate of Lawfulness is REFUSED
		For the following reason(s); On the balance of probability, the proposed development would involve a material change of use. It follows that it would constitute development within the meaning of section 55(1) of the Town and Country Planning Act 1990, for which planning permission is required.

16.	Application No :	26/00486/FPH
	Date Received :	26.06.26
	Location :	25 Newton Road Stevenage Herts SG2 0BX
	Proposal :	Single storey front extension
	Date of Decision :	17.08.26
	Decision :	Planning Permission is GRANTED

17.	Application No :	26/00488/FP
	Date Received :	26.06.26
	Location :	Lister Hospital Coreys Mill Lane Stevenage Herts
	Proposal :	Replacement anti-climb fence to provide a secure garden for mental health inpatients.
	Date of Decision :	07.08.26
	Decision :	Planning Permission is GRANTED

18.	Application No :	26/00489/NMA
	Date Received :	29.06.26
	Location :	The Oval Stevenage Herts SG1 5LW
	Proposal :	Non material amendment to planning approval 23/00954/FPM relating to landscaping, elevational alterations and car park access for Parcel E.
	Date of Decision :	06.08.26
	Decision :	Non Material Amendment AGREED

19.	Application No :	26/00491/PIP
	Date Received :	29.06.26
	Location :	Land Adjacent To Lanes End Todds Green Stevenage Herts
	Proposal :	Residential development of between 7 and 9 dwellings
	Date of Decision :	07.08.26
	Decision :	Planning Permission is GRANTED

20.	Application No :	26/00498/AD
	Date Received :	03.07.26
	Location :	Indoor Market Market Square Stevenage Herts
	Proposal :	Erection of 6no. fascia signs
	Date of Decision :	12.08.26
	Decision :	Advertisement Consent is GRANTED

21.	Application No :	26/00611/NMA
	Date Received :	18.08.26
	Location :	44 Haycroft Road Stevenage Herts SG1 3JJ
	Proposal :	Non-Material Amendment to planning permission reference 18/00038/FPH to amend the approved external materials, with consequential amendments to conditions 3 and 4.
	Date of Decision :	21.08.26
	Decision :	Non Material Amendment AGREED

BACKGROUND PAPERS

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
- 2 The Stevenage Borough Local Plan 2011-2031
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
- 3 The Stevenage Borough Local Plan Partial Update 2025
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan-partial-update/submission-to-secretary-of-state>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025; Developer Contributions SPD 2025.
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>
- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>
- 5 Government advice contained in the National Planning Policy Framework 2024 and the Planning Practice Guidance.
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access.

Meeting: Planning and Development
Committee

Agenda Item:

Date: 8 September 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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