

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Thursday, 8 October 2026

Time: 6.30pm

Place: Council Chamber

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

Start / End Start Time: Time Not Specified
Time: End Time: Time Not Specified

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Lynda Guy, Claire Parris and Julie Ashley-Wren.

Councillors Myla Arceno and Coleen De Freitas were in attendance as substitutes.

Councillor Myla Arceno declared an interest in Item 3, as they were employed by the NHS Trust and worked at Lister Hospital. It was noted that they would participate in the discussion but would not vote on the application.

2 MINUTES FROM THE PREVIOUS MEETING

The Minutes of the meeting of the Planning and Development Committee held on 8 September 2026 were agreed as a correct record and signed by the Chair.

3 26/00427/FPM - LISTER HOSPITAL, COREYS MILL LANE

The Committee received a presentation on a planning application for the construction of a two-storey paediatric ward extension with rooftop plant at Lister Hospital, together with the demolition of existing modular buildings. The proposed extension would replace the existing Bluebell Ward facilities, which did not meet modern healthcare standards, and provide improved accommodation comprising 20 inpatient bed spaces, internal play areas and an enclosed external play space. The development would occupy the existing consultant staff car park, resulting in the loss of 44 parking spaces. Replacement provision would be made across the hospital campus through a combination of new spaces and existing capacity, including arrangements with Origin Housing. The proposal also included cycle parking for 10 bicycles. The Planning Officer advised that a 10% biodiversity net gain would be secured off-site and that a financial contribution of £12,500 would be secured through a legal agreement to support local employment and apprenticeship opportunities.

Members expressed concerns regarding the proximity of the external play space to the busy road junction and potential impacts from vehicle emissions on children using the facility.

Members also raised questions regarding the construction management plan, highway safety, patient and ambulance access, parking provision, biodiversity net gain and the location of the external play space. Whilst a Construction Management Plan had been submitted to reduce delays around delivery due to tight funding timeframes HCC Highways did not agree the submitted plan was acceptable, so officers advised that if granted, a condition would be imposed to any permission issued. The Trust would continue to work with Hertfordshire County Council to resolve the outstanding issues and minimise potential delays.

It was confirmed that existing pedestrian routes would provide access to the new ward, ambulance access would remain unaffected, and no increase in inpatient capacity or anticipated patient numbers was proposed. Officers advised that the parking concerns had been addressed, with the hospital exploring various initiatives across the hospital campus and the Origin Housing area to mitigate the loss of parking spaces. In relation to Biodiversity Net Gain (BNG), it was noted that the site was not exempt from the statutory requirements and, although the required 10% gain could not be achieved on-site, conditions would be imposed in accordance with the BNG Regulations to secure the required 10% net gain through off-site provision. The proposed development was recommended for approval, subject to completion of the legal agreement securing the financial contribution and associated monitoring fee.

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 applicant having first entered into a Unilateral Undertaking to secure/provide contributions towards Local Employment and Apprenticeships, Monitoring fee, and that a financial contribution of £12,500 be secured in lieu of meeting the Council's requirements for Local Employment and Apprenticeships, with the contribution to be administered by the Council and allocated towards supporting Local Employment and Apprenticeships.

The detail of which would be delegated to the Director of Planning and Regulation in liaison with the Council's appointed solicitor, as well as the imposition of suitable safeguarding conditions.

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

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

LSM-AHP-000-XX-SI-A-00403 Rev P02; LSM-AHP-000-XX-SI-A-00401 Rev P02; LSM-AHP-000-XX-SI-A-00402 Rev P02; LSM-AHP-000-00-GA-A-000104 rev P03; LSM-AHP-000-01-GA-A-000105 rev P01; LSM-AHP-000-XX-XX-A-003120 Rev P02; AHP-LSM-000-03-GA-A-000107 P01; LSM-AHP-000-00-FS-A-003105 Rev P02; LSM-AHP-000-01-FS-A-003106 Rev P02; LSM-AHP-000-02-GA-A-000106 Rev P01; LSM-AHP-000-01-GA-A-000105 Rev P02; LSM-AHP-000-XX-SI-A-00404 Rev P01; LSM-AHP-000-XX-SI-A-00405 Rev P01;

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

3 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. 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;
- k. dust and smoke mitigation measures;
- l. all plant necessary for construction and demolition;
- m. noise and vibration mitigation measures with particular attention paid to piling, power floating, and vacuum excavation activities where these activities are to be undertaken;
- n. site lighting and off-site mitigation measures;
- o. vermin control.

4 Before any item of plant or machinery is used in connection with the operational phase of the development hereby permitted it shall be installed and operated in accordance with a written scheme first agreed in writing with the Local Planning Authority. The scheme shall set out measures that will limit the acoustic impact of the plant and/or machinery, in normal peak operation, so that it does not exceed the levels stated in Paragraph 5.4 of the Noise Impact Assessment of proposed External Mechanical Equipment report by Spectrum Acoustic Consultants (reference PJB9995/26102/V1.0, dated 20/5/2026). The plant and machinery shall thereafter be retained, managed and used in accordance with the

5 Unexpected contamination

In the event that any previously unidentified ground contamination is discovered on the site, no further construction work may be carried out in the affected area until a specific remediation strategy has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

Verification Report

Where any development to which this permission relates is required to be carried out in accordance with a remediation strategy, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to the beneficial occupation of the development.

6 Prior to the first use of the approved development a detailed Travel Plan for Lister Hospital shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The approved Travel Plan shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

7 Prior to the first use of the development hereby permitted, the cycle parking shown in drawing no. LSM-AHP-000-XX-SI-A-00403 revision P02 shall be brought into use and thereafter retained for this purpose.

8 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.

9 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.

10 No tree shown retained on the approved plans, or subsequently approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

11 Before any development commences including site clearance, the recommended tree protection measures set out within the Tree Survey by Mark Hinsley Arboricultural Consultants Ltd dated 11 May 2026 shall be implemented and maintained until the conclusion of all site and building operations.

12 Within the areas to be fenced off in accordance with condition(s) 11 there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

13 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.

14 No development shall take place above slab level until detailed designs of a surface water drainage scheme based on the ARP Associates drainage strategy reference 2232/29/09 Rev A dated 13.08.2026 and incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

1. Surface water runoff rates will be attenuated to QBAR or 2l/s/ha based on the proposed impermeable area (or up to 5x the 50% and 1% AEP greenfield runoff rates, as per paragraph 3.21 of National Standards for SuDS 2025, where greenfield rates are not achievable),

2. Provision of interception for the first 5mm of rainfall for the majority of rainfall events.

3. Provision of multiple surface water attenuation storage features, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP and 1% AEP rainfall events (both including allowances for climate change).

4. Detailed designs, modelling calculations and drawings of the of the drainage storage and conveyance network in the:

- a. 3.33% AEP critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.

- b. 1% AEP critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

- c. Attenuation features will half drain their runoff volume rainfall events up to the 3.3% AEP critical rainfall event within 24 hours for infiltration and 48 hours for lined systems.

- d. The calculations shall be based on FEH2022 rainfall data and a CV value of 1.

15 Prior to the commencement of any demolition or construction of the development, a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. This plan shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer

system. The temporary drainage scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase and be appropriately decommissioned following the final drainage scheme being validated as operational. Survey and photographic evidence of remediation shall be supplied for any permanent SuDS used in the temporary scheme, prior to being made operational.

16 The development hereby approved shall not be occupied until details of the maintenance and management of the Sustainable Drainage Scheme (SuDS) in accordance with National SuDS Standard 7 have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the network in addition to those listed in SuDS Standard 7 to be submitted for approval shall include:

1. A timetable for its implementation.
2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a non-technical labelled drawing showing where they are located and how to access them.
3. Maintenance details including access arrangements for the surface water sewer being retained under the proposed building.
4. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

17 Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum.

1. CCTV survey of underground structures,
2. A full set of "as built" drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established (where applicable)
4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.
5. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

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

1 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.

INFORMATIVES

1 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.

2 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.

3 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.

4 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.

5 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.

6 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-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

7 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).

8 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>.

4 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

The Committee was advised that the appeal decision had been received in respect of 7 Boxfield Green. The Planning Inspector had dismissed the appeal and upheld the enforcement notice, subject to amendments to its wording. Officers would amend and reissue the notice in accordance with the Inspector's recommendations, including the requirement for the box dormer to be removed.

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

6 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

7 **EXCLUSION OF THE PRESS AND PUBLIC**

It was **RESOLVED**:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as described in paragraphs 1 – 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to Information) (Variation) Order 2006.

2. That Members consider the reasons for the following reports being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

8 **URGENT PART II BUSINESS**

There was no Urgent Part II Business.

CHAIR