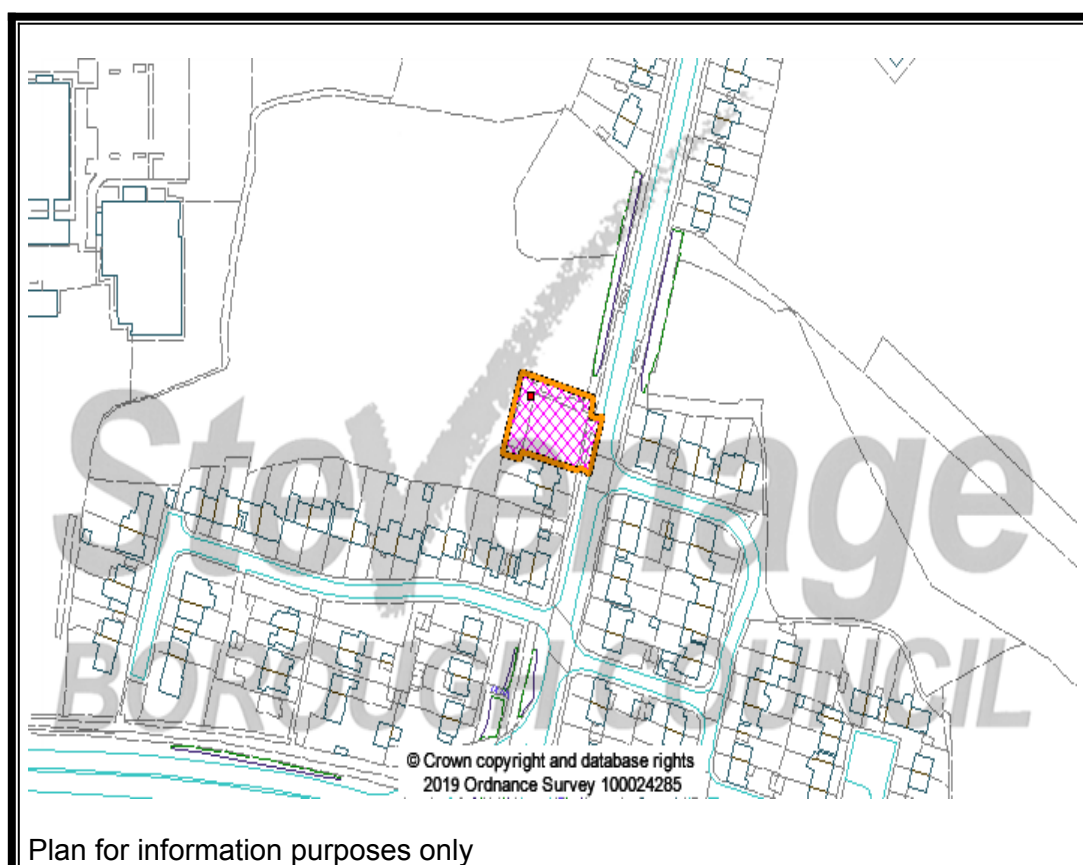


**Meeting:** Planning and Development Committee  
**Date:** 30 May 2019  
**Author:** Linda Sparrow 01438 242837  
**Lead Officer:** Chris Berry 01438 242257  
**Contact Officer:** Linda Sparrow 01438 242837

Application No:	19/00197/FP
Location:	Land at 29 Shephall Way, Stevenage
Proposal:	Erection of a three storey building comprising 6 no. two bed and 3no. one bed flats with associated parking and landscaping.
Drawing Nos.:	ARBTECH AIA 01; 13299-P011-B; ARBTECH TPP 01; 13299-P010-D; 13299-S001-C; 13299-P012-C;
Applicant:	Stevenage Borough Council
Date Valid:	25 April 2019
Recommendation:	GRANT PLANNING PERMISSION



# **1 SITE DESCRIPTION**

- 1.1 The application site is a vacant plot of land which formerly comprised a doctor's surgery, located on the west side of Shephall Way at the southern end near to the junction with the A602 Broadhall Way. To the south is No.15 Shephall Way, a residential dwelling which is currently vacant and in the ownership of Stevenage Borough Council. To the west and north is the ancient woodland known as Loves Wood and to the east is the main highway of Shephall Way. The former doctor's surgery has been previously demolished, leaving the site vacant.

# **2 RELEVANT PLANNING HISTORY**

- 2.1 14/00208/OP. Outline planning permission for demolition of existing medical centre and erection of 1no. four bed and 2no. three bed dwellings. Granted 12.06.2014.

# **3 THE CURRENT APPLICATION**

- 3.1 The current application seeks planning permission for the erection of a three storey building comprising 6 no. two bed and 3no. one bed flats with associated parking and landscaping.
- 3.2 The application comes before Committee for consideration as the land in question is in the ownership of Stevenage Borough Council, who are also the applicant.

# **4 PUBLIC REPRESENTATIONS**

- 4.1 The application has been publicised by neighbour letters and the posting of two site notices, one adjacent to the site and one on the opposite side of the road.
- 4.2 Letters of objection have been received from the following properties:
- 1 Shephall Way
  - 20 Shephall Way
  - 24 Shephall Way
- 4.3 A list of the main points of objection are as follows:
- No biodiversity details submitted
  - Removal of trees
  - Not in keeping with Council's original design proposal (dwellings not flats)
  - Overlooking and loss of privacy
  - Encroachment on Loves Wood
  - Traffic Levels on Shephall Way
  - Access arrangements
  - Car parking provision
  - Lack of space for wheelie bins
  - Property values

# **5 CONSULTATIONS**

## **5.1 Herts Police Crime Prevention Officer**

- 5.1.1 Fully supports the application following involvement in the redevelopment of this site for a number of years. Comments made prior to submission have been incorporated into the

submitted design. It is noted that the applicant wishes to achieve full accreditation to the Police preferred minimum security standard that is Secured by Design. In light of this, full support to the scheme is provided.

## **5.2 Environmental Health Officer**

- 5.2.1 No concerns raised, however if planning permission is granted then conditions relating to dust emissions, construction hours and contaminated land should be imposed.

## **5.3 Hertfordshire County Council Highways**

- 5.3.1 Based on the original submission, the Highways Officers recommended that the application should be refused for the following reasons:-
- A new, second access is unacceptable as it would result in direct conflict with the access serving No. 15 Shephall Way.
  - If approved, the development would be prejudicial to the general provisions of highway safety and convenience.
  - It would result in the loss of a tree from the highway verge.
- 5.3.2 Following negotiations, the scheme was amended to address the Highway Officer's concerns and they withdrew their objection and confirmed they do not wish to restrict the grant of planning permission.

## **5.4 Arboricultural and Conservation Manager**

- 5.4.1 No objection to the scheme from an Arboricultural standpoint. However, concerned about the impact of the woodland on the proposed development and disturbance of root systems. As such, it is recommended to undertake more extensive arboricultural works to considerably reduce, in height and spread, the western and northern boundary of the adjacent woodland (W1). These additional works will need to be carried out prior to the commencement of construction works.

# **6 RELEVANT PLANNING POLICIES**

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

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
  - Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
  - The Stevenage District Plan Second Review 2004.

The Council has now reached an advanced stage in the preparation of a new Stevenage Borough Local Plan 2011-2031. The Plan has been used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Plan has now been through the Examination process and the Inspector's Report was received in October 2017. This recommended approval of the Plan, subject to modifications proposed. The Plan was previously subject to a holding direction placed upon it by the Ministry of Housing Communities and Local Government (MHCLG), which prevented its adoption. The holding direction on the Stevenage Borough Local Plan was lifted by MHCLG on 25 March 2019 and is now subject to formal adoption by Stevenage Borough Council.

- 6.1.2 The National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework.
- 6.1.3 In considering the policy implications of any development proposal, the Local Planning Authority will assess each case on its individual merits, however, bearing in mind the positive Inspector's Report, significant weight will be afforded to policies within the emerging Local Plan.

## **6.2 Central Government Advice**

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

## **6.3 Adopted District Plan**

- TW1 Sustainable Development
- TW2 Structural Open Space
- TW8 Environmental Safeguards
- TW9 Quality in Design
- H7 Assessment of Windfall Residential Sites
- H8 Density of Residential Development
- T6 Design Standards
- T15 Car Parking Strategy
- EN13 Trees in New Developments
- EN27 Noise Pollution
- EN36 Water Conservation
- EN38 Energy Conservation and Supply

## **6.4 Emerging Local Plan**

- SP1 Presumption for Sustainable Development
- SP2 Sustainable Development in Stevenage
- SP5 Infrastructure
- SP6 Sustainable Transport
- SP7 High Quality Homes
- SP8 Good Design
- SP11 Climate Change, Flooding and Pollution

GD1	High Quality Design
HO5	Windfall Sites
HO9	House Types and Sizes
IT5	Parking and Access
FP1	Climate Change
NH5	Trees and Woodland
NH7	Open Space Standards

## **7 APPRAISAL**

- 7.1 The main issues for consideration in the determination of this application are the principle of development in terms of land use policy; the impact on the appearance of the area; impact on neighbour amenity, the acceptability of the access and parking arrangements and landscaping proposals.

### **7.2 Acceptability in Land Use Policy Terms**

- 7.2.1 The principle of residential development within urban areas is set out in both national and local policy. Paragraph 61 of the National Planning Policy Framework (NPPF) 2019 requires that the planning system should deliver, inter alia, a mix of housing particularly in terms of tenure and price to support a wide variety of households in all areas. Policy H7 of the adopted local plan, which deals with the assessment of windfall housing sites, outlines a set of criteria that must be met for a development to be considered acceptable. These criteria state that: the site is on land classified as previously developed or underused urban sites; development of the site would not lead to the loss of features as defined in Policy TW2; there is no detrimental effect on the environment and the surrounding or adjoining properties; there is access to local facilities; and they include opportunities to access alternative forms of travel to private motorised transport.
- 7.2.2 Furthermore, in the emerging Local Plan 2011-2031, Policy HO5 for Windfall Sites will replace Policy H7 and also states that permission will be granted where: the site is on previously developed land or is a small, underused urban site; there is good access to local facilities; there will be no detrimental impact on the environment and the surrounding properties; proposals will not prejudice our ability to deliver residential development on allocated sites; and, the proposed development would not overburden existing infrastructure.
- 7.2.3 The proposal consists of the creation of a three storey building on land, the majority of which was previously occupied by a doctor's surgery. The land is therefore considered previously developed for the purposes of policies H7 and HO5. Furthermore, the proposal does not see the loss of public amenity space, and is in close proximity to bus stops and is in walking distance of the Hydean Way Small Neighbourhood Centre and the facilities therein. The application site also enjoys good links to pedestrian, bus and cycle routes.
- 7.2.4 Policy H8 of the Local Plan discusses housing density. On town centre and neighbourhood centre sites the density per hectare is 65+ dwellings. The proposed development would equate to a density of approximately 98 dwellings per hectare, with a site area of 0.092ha. This clearly exceeds the Council's current policy. However it is recognised that the site is in a sustainable location, well served by public transport and in close proximity to the Hydean Way Small Neighbourhood Shopping Centre. Furthermore, the density of the development is caused by the fact the scheme comprises of flats which typically produce a higher density than houses. Taking this into account and the location of the site, the density proposed is considered acceptable.

### **7.3 Affordable Housing**

- 7.3.1 This site, at a provision of 9 units, does not fall within the classification of a major development (10+ units) and as such does not fall within the remit of affordable housing provision. However, as a Council owned site and promoted by the Housing and Development team, it is proposed that the development will be for 100% affordable housing.

### **7.4 Design, Scale and Impact on the Character and Appearance of the Area**

- 7.4.1 The proposed building will face eastwards on to Shephall Way and be three storeys in height. The front elevation will be in line with the adjacent properties, which are approximately 10m from the back edge of the public highway. The proposed parking will be split with 5 spaces at the front of the site and 7 spaces to the rear. The existing access on the northern side of the site will be repositioned and widened and a second access created on the southern side adjacent to the boundary with No.15 Shephall Way, the access to which will be closed off and shared with the new access. To the north of the site is a large area of dense woodland, known as Loves Wood.
- 7.4.2 The main footprint of the building will be 17m wide and 11.5m deep. The height to the eaves would be 7.8m and to the ridge, 11.1m. On the front elevation will be a flat roof projection measuring 2.9m wide and 1.3m deep off the front elevation with a height of 9.1m. This will house the main entrance door and stairwells to upper floors. On the rear elevation will be a hipped, dual pitched projection measuring 6.9m wide and 2.0m deep off the rear elevation with an eaves height of 7.8m and a ridge of 9.8m. This will form part of the one bedroom flats.
- 7.4.3 The building will be constructed with a slate roof, white painted rendered elevations, dark grey fenestration and black rainwater goods. The front elevation will have a central flat roof projection which will house the entrance door and stairwells to upper floors. The rear elevation will have a larger central pitched roof projection which will form part of the one bed flats on each floor.
- 7.4.4 The fenestration on all elevations have been aligned vertically and horizontally to present a uniform finish. On the front elevation, this is achieved with a balance of patio doors with Juliet balconies on the outer edge with the inner windows being smaller. The rear elevation contains mostly patio doors with Juliet balconies with some smaller windows. Both the north and south side elevations contain one small obscure glazed window on each floor, serving the bathrooms of the two bed units.
- 7.4.5 In regards to visual appearance, the building's roof design is that of a hipped dual pitch, constructed with slate tiles. The hipped design will reduce its dominance when viewed from the adjacent property of No.15 Shephall Way. The building would be sited in line with the building lines of adjacent dwellings to the south, Nos. 13 and 15 Shephall Way.
- 7.4.6 In regards to the height of the building, variations in building heights can add interest and value to residential areas and given the topography of the site where the land levels decrease from south to north, the ridge line of the proposed building is approximately 3.2m higher than the ridge line of the two storey residential dwellings adjacent, which are approximately 5m from the proposed building. Further, the woodland to the north comprises mature trees which would be substantially higher than the proposed building and therefore act as a screen when viewing the site from the north to south and help soften the impact of the site when viewed from the south to the north. Accordingly, an increase from the two storey dwellings to the south to the proposed three storey building is considered acceptable.
- 7.4.7 Given the separation distances between the properties, the set back of 10m from the back edge of the public highway, the additional height and scale of the building is not considered to

be unduly tall. Whilst it is clearly taller than the surrounding properties, it is not considered that the proposal would harm the character and appearance of the area.

- 7.4.8 The use of modern and contemporary materials, combined with the design of the building and roof are considered acceptable. The surrounding area is characterised by two storey dwellings with dual pitched roofs and a mixture of yellow and red brick with white cladding at first floor level. It is not therefore considered that the proposed development would harm the visual amenities of the street scene.

## **7.5 Amenity of Neighbours and Occupiers**

- 7.5.1 The internal layouts have been carefully designed to minimise overlooking of the neighbouring properties. The windows on the south elevation overlooking No.15 Shephall Way are small obscure glazed units serving the bathrooms. The location of the building directly to the north of this neighbour would ensure the proposal causes no loss of daylight or sunlight.
- 7.5.2 An objection was received regarding overlooking of the properties to the east of the site. The front elevation of the building is situated approximately 33m from the front elevation of the properties to the east, Nos. 22 and 24 Shephall Way. This separation distance is considered acceptable to ensure that any mutual overlooking between the properties is minimal. Further, the windows on the front elevation of the building all serve bedrooms or the stairwell and in this regard it is not considered that they would result in an overly detrimental harm from overlooking. Additionally, the Council's adopted design Guide does not have a minimum front to front separation distance.
- 7.5.3 In terms of outlook, the location of a three storey flank wall 4.5m from the boundary fence of the rear garden of No.15 Shephall Way has the potential to cause harm to the outlook from the rear garden of this neighbouring property. However, given the position of the new development, it would not breach the 45-degree angle when taken from the nearest affected rear window in this adjacent property. Consequently, the outlook from this property would not be compromised.
- 7.5.4 The Council's Design Guide SPD (2009) stipulates that flatted developments should aim to provide a minimum useable communal area of 90sqm for a development of this size. The submitted plan indicates that 154sqm of amenity space will be provided. The removal of some of the rear garden of No. 15 Shephall Way to incorporate into the proposed site boundary would result in this property having a remaining outdoor amenity space of approximately 119sqm. This exceeds the required amount of 50sqm for a semi-detached dwelling. In this regard, the proposed scheme is considered acceptable.
- 7.5.5 The emerging local plan outlines prescribed space standards for new dwellings, which are nationally prescribed standards, as set out in the Department for Communities and Local Government document 'Technical housing standards - nationally described space standards' 2015.
- 7.5.6 The minimum internal sizes of the units have been annotated on the submitted drawings. They indicate the one bed flats will be 50sqm including 1.5sqm of storage space. This would meet the requirements of a 1bed/2person flat. The two bed flats are 61sqm including 2sqm of storage space, which meets the requirements for a 2bed/3person flat. The above standards also look at room size standards for bedrooms, in determining how many persons the unit can accommodate and also in terms of acceptable living environments. These standards state that a double bedroom is considered at 11.5sqm minimum and that where a second bedroom is proposed it should have a minimum of 7.5sqm to be considered a single. All the bedrooms provided exceed the standards.

## **7.6 Car Parking and Cycle Storage Provision**

- 7.6.1 Policy T15 of the Local Plan (2004) states that car parking provision should be made at, or below, the maximum provision which is specified in the Council's adopted standards. Policy IT5 of the Emerging Local Plan (2016) states that planning permission will be granted where proposals comply with the parking standards set out in the plan.
- 7.6.2 The Parking Provision Supplementary Planning Document sets a base standard of 1 space per one bedroom unit and 1.5 spaces per two bedroom units. Taking these standards into consideration, there would be a requirement to provide 12 parking spaces. The submitted drawings indicate that 12 spaces will be provided – 5 spaces at the front of the development and a further 7 spaces at the rear. In this regard, the proposed development is considered acceptable.
- 7.6.3 In order to provide 4 of the spaces however, part of the rear garden of No.15 Shephall Way will be re-allocated into the boundary of the site. Stevenage Borough Council took ownership of this property in 2019 and as such, the alterations to the boundary can be accommodated.
- 7.6.4 Turning to the impact of the car parking on the occupiers of No.15 Shephall Way, given the previous use of the site was a doctor's surgery, the volume and frequency of traffic movements is likely to be less from a residential use than experienced previously.
- 7.6.5 An objection from local residents was raised relating to the car parking provision and visitor parking. The Council's Parking Provision SPD states that where spaces for flatted developments are unallocated, there is no requirement to provide additional spaces for visitors. Further, as the site is considered to be in a sustainable location with good links to public transport and the pedestrian and cycle network facilities, the level of car parking provided is deemed acceptable and occupiers would be encouraged to seek alternative non-car modes of transport.
- 7.6.6 Providing a sufficient amount of appropriate parking for bicycle users is essential for promoting sustainable transport and for encouraging a reduction in private vehicle usage. The submitted plans indicate that a cycle storage shed will be provided at the rear of the site, constructed with a natural slate dual pitched roof and boarded walls painted grey. The shed will measure 8.1m long, 2.4m deep and 3.4m high and would be able to accommodate up to 13 bicycles. The Council's adopted Parking Provision SPD (2012) requires a minimum of 1 space per unit, therefore the provision is considered acceptable.

## **7.7 Access and Highway Implications**

- 7.7.1 The application involves the creation of a new access to the site, on the southern side, adjacent to the boundary with No.15 Shephall Way. Hertfordshire County Council as Highways Authority were concerned with the initial layout as the new access would be in direct conflict with the access for No.15. Consequently, the scheme was amended and the existing access for No.15 will be closed off by extending the soft landscaping and this will share access with the proposed development.
- 7.7.2 Following negotiations with the Highways Authority, the existing access on the northern part of the site will be widened to allow safe manoeuvring of vehicles into and out of the car parking spaces on this part of the site. The new access serving the proposed development and No.15 Shephall Way will also be of a sufficient width to allow safe access and egress to and from the site. The Highways Authority have confirmed they are satisfied with the access arrangements and as such, the proposed development is considered acceptable in this regard.



- 7.7.3 An objection from a local residents was raised to the creation of the new access opposite the junction with Oakwood Close. The Highways Authority assessed the plans and have confirmed they are satisfied with the new access in highway safety terms.
- 7.7.4 As part of the development, tactile paving and dropped kerbs will be installed on the footpaths at the site and at the junction of Oakwood Close opposite to improve pedestrian safety when crossing these junctions. These will be dealt with by Hertfordshire County Council under the Highways legislation.

## **7.8 Trees, Landscaping and Wildlife Site**

- 7.8.1 Firstly, there are a number of existing trees within the site boundary and it is bordering a wooded area protected by Policies EN17 (Wildlife Sites) and EN10 (Green Link) as set out in the adopted Local Plan and Policy NH2/15 of the emerging Local Plan. The submitted landscape plan indicates five individual and two groups of trees within the site are to be removed and five trees within the woodland are to be removed and a number of other trees within the woodland are to have crowns lifted and maintenance pruning undertaken as part of the development.
- 7.8.2 Details of tree protection measures have been provided in an accompanying Arboricultural Method Statement. Conditions will be placed on the decision to secure the protection of the retained trees both during construction and for a period of 5 years post-development. The Council's Arboricultural and Conservation Manager has assessed the application and raised no objections to the proposed arboricultural works.
- 7.8.3 Turning to landscaping, the appearance of a proposed development and its relationship to its surroundings are a material consideration. Therefore, in order to achieve a high quality development which makes a positive contribution to the visual character of the area, a well-designed landscaping scheme with combined boundary treatment needs to be achieved.
- 7.8.4 The submitted landscape plan outlines the areas of soft landscaping and position of the boundary fencing. A condition will be used to secure details of the soft landscaping prior to the commencement of development and these details will be assessed by the Council's Arboricultural and Conservation Manager to ensure the proposed development achieves a high level of visual design.
- 7.8.5 In terms of the impact on the adjacent Wildlife Site, suitable mitigation measures have been provided to ensure the development does not have a negative impact on the woodland trees and the biodiversity of the woodland in general. However, the Council's Arboricultural and Conservation Manager is concerned that the woodland may have a negative impact on the finished development and has suggested that additional works to those proposed, are carried out to the area of woodland to the north and west of the site, identified on the submitted drawings. This can be achieved through a suitably worded condition.

## **7.9 Other Matters**

### **7.9.1 Waste and Recycling**

- 7.9.1.1 The submitted drawings include details of the bin store. It will measure 4.8m wide, 3.3m deep and 1.8m high and be constructed with 'hit and miss' boarding painted dark green to blend with the woodland directly behind it. It's location at the front of the site in the north-east corner is less than desirable in visual terms, however the design and materials have been carefully considered to minimise its impact on the street scene.

- 7.9.1.2 The bin store would house four large and six standard bins to allow for general and recyclable waste in line with the Council's waste operative's requirements. Its location at the front of the site would make it easily accessible by both the future occupiers and the refuse collection teams. As such, the waste and recycling requirements are considered acceptable.

## **7.9.2 Noise**

- 7.9.2.1 Policy EN27 of the adopted Local Plan (2004), states that for development for noise sensitive uses, these will only be permitted if they are located where they will not be subjected to unacceptably high levels of noise generating uses. Policy FP8 of the Emerging Local Plan (2016), stipulates that permission for pollution sensitive issues will be granted where they will not be subjected to unacceptably high levels of pollution exposure from either existing, or proposed, pollution generating uses. Given the proposed development would be located within an existing residential area, and is set back from Shephall Way, it is not considered that the development will be adversely affected by noise.

## **7.9.3 Development and Flood Risk**

- 7.9.3.1 The application site is not located within any flood zones within the Environment Agency's flood risk map. A condition can be imposed on the decision to ensure that the hard surfacing provided within the site is either permeable or provision for surface water run-off to be diverted within the site. This would help to reduce the level of surface water outflow from the development as well as potentially help to improve biodiversity on the site.

## **7.9.4 Climate Change**

- 7.9.4.1 Policy EN36 of the District Plan encourages developments to reduce water consumption and runoff by using suitable water conservation and storage measures such as the re-use of rainwater, water efficient devices and by water recycling. Policy EN38 of the same document stipulates that development proposals will be expected to demonstrate that methods of maximising energy efficiency and supplying of energy in the development need to be considered. Policy FP1 of the Emerging Local Plan (2016) states that planning permission will be granted for development that can incorporate measures to address adaptation to climate change.
- 7.9.4.2 Whilst no details have been included with the submission of the application, a condition can be imposed to seek full details of both climate change adaptation measures and energy efficiency details prior to commencement of development.

# **8 CONCLUSIONS**

- 8.1 The proposal is considered to be a residential windfall site on previously developed land. The proposal has demonstrated that the development of nine flats within one building on this site could be accommodated without detriment to the character and appearance of the area and without adversely affecting residential amenity such that a refusal would be warranted. Sufficient amenity space would be available for future occupiers and adequate living accommodation will be provided. The parking and access arrangement is considered to be acceptable. Matters pertaining to trees, landscaping, materials and boundary treatments can all be appropriately conditioned to ensure compliance with statutory consultees and to secure a high quality finish.

# **9 RECOMMENDATION**

- 9.1 Planning permission be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
13299-P012-C; 13299-P010-D; 13299-S001-C; ARBTECH AIA 01; 13299-P011-B; ARBTECH TPP 01;  
**REASON:-** For the avoidance of doubt and in the interests of proper planning
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
**REASON:-** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 3 No development above slab level shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
**REASON:-** To ensure the development has an acceptable appearance.
- 4 The parking, turning and servicing areas shown on drawing number(s) 13299-P010-D shall be provided, marked out and hard surfaced ready for use prior to the first occupation of the premises and shall be made of porous material, or provision shall be made to direct surface water run-off from the hardstanding to a permeable or porous area or surface within the curtilage of the site. They shall be retained in that form and kept available for those purposes thereafter.  
**REASON:-** To ensure that adequate parking and servicing facilities are available within the site, that there is no detriment to the safety of adjoining highways, 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 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 5 The development hereby permitted shall not be brought into use until the new access and the repositioning of the existing access have been provided as identified on drawing number 13299-P010-D, and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction  
**REASON:-** In the interests of highway safety and amenity
- 6 The access shall be constructed in a hard surfacing material for the first 4.80 metres from the back edge of the footway.  
**REASON:-** To prevent loose material from passing onto the public highway which may be detrimental to highway safety.
- 7 Prior to the first use of any vehicular access, a visibility splay of 2 metres x 2 metres shall be provided, within which no obstruction shall occur above 0.6 metre or below 2.0 metres in height. The visibility splay shall be measured along each side of the driveway access and along the back edge of the footway or verge, and shall be permanently maintained thereafter.  
**REASON:-** To maintain adequate visibility for pedestrians and drivers entering or leaving the site in the interests of highway safety.
- 8 No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0800 and 1330 on Saturdays.  
**REASON:-** To safeguard the amenities of the occupiers of neighbouring properties.
- 9 Prior to the commencement of development, a detailed scheme of soft and hard landscaping and details of the treatment of all hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all existing trees on the land and details showing all trees to be removed, together with details of all new planting to

take place including species, size and method of planting. The approved landscaping scheme shall be implemented in the first planting season following completion of the development.

**REASON:-** To ensure a satisfactory appearance for the development in the interests of the visual amenities of the area.

- 10 Before any development commences, including any site clearance or demolition works, any trees on the site shall be protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.  
**REASON:-** To ensure that the retained tree(s) are not damaged or otherwise adversely affected during site operations.
- 11 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.
- 12 All hard surfacing comprised in the approved details of landscaping shall be carried out within three months of the first occupation of the building(s) or the completion of the development, whichever is the sooner.  
**REASON:-** To ensure a satisfactory appearance for the development.
- 13 No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.  
**REASON:-** Nesting birds are protected from disturbance under the Wildlife & Countryside Act 1981 (as amended).
- 14 If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The local planning authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.  
**REASON:-** To prevent harm to human health and pollution of the water environment.
- 15 Before development commences details of wheel cleaning facilities to be provided on site during site preparation and construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed on site before the development commences, including any site clearance or demolition works, and shall be retained in working order until the completion of development and all vehicles leaving the site during this period shall use these facilities.  
**REASON:-** To minimise the amount of mud and soil originating from the site being deposited on the highway, in the interests of highway safety and visual amenity.
- 16 No development shall take place until details of measures to address adaptation to climate change and energy efficiency have been submitted to and approved in writing by the Local Planning Authority. These measures shall then be implemented and permanently maintained in accordance with the approved details.  
**REASON:-** To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

### **Pro Active Statement:-**

- 1 Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **10 BACKGROUND DOCUMENTS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Emerging Stevenage Local Plan 2011-2031.
4. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012.
5. Hertfordshire County Council Local Transport Plan LTP4 2018-2031
6. Central Government advice contained in the National Planning Policy Framework February 2019 and the National Planning Policy Guidance 2014, as amended.
7. Responses to consultations with statutory undertakers and other interested parties referred to in this report.