

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES**

Date: Wednesday, 4 September 2019

Time: 6.30pm

Place: Council Chamber, Daneshill House, Danestrete

**Present:** Councillors: David Cullen (Chair), Michelle Gardner (Vice Chair),  
Doug Bainbridge, Sandra Barr, Jody Hanafin, Lizzy Kelly,  
Graham Lawrence, John Lloyd, Sarah-Jane McDonough,  
Maureen McKay, Graham Snell and Tom Wren

**Start / End**      Start Time:    6.30pm  
**Time:**            End Time:        6.55pm

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

Apologies for absence were received from Councillor Liz Harrington.

There were no declarations of interest.

**2      MINUTES - 13 AUGUST 2019**

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 13 August 2019 be approved as a correct record and signed by the Chair.

**3      MBDA UK, SIX HILLS WAY, STEVENAGE, HERTS, SG1 2DA**

The Committee considered an application for the erection of a two storey modular office building with associated boundary treatments and landscaping.

The application was before the Committee for determination as it was considered a major application.

The Principal Planning Officer gave an introduction to the Committee. Officers reminded Members that the previous application for this site had been granted temporary planning permission as the development was not considered to be of high quality design and did not meet the objectives of the adopted Local Plan. The current application was for the proposed retention of this building as well as the erection of a first floor level extension combined with the installation of a horizontal brise soleil (sun breaker).

The Committee was advised that the main issues for consideration in the determination of the application were its acceptability in land use policy terms, impact on visual amenity, impact on residential amenities, parking provision, means of access and highway safety, impact on the environment and flood risk.

In response to a question, Members were informed that the new office building would be a well-insulated, low energy building and would meet the necessary sustainability requirements.

Officers advised that in principle, it was considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. In addition, there would not be a detrimental impact on the character and appearance of the site and the visual amenities of the wider area. There would be no harm to the amenities of nearby residential properties and the development would not prejudice the safety and operation of the highway network.

It was **RESOLVED:**

That 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:  
  
A010 P2; A011 P2; A012 P2; A013 P2; A014 P2; A015 P2; A016 P2; A017 P2; A018 P2.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the development hereby permitted shall be in accordance with the details as specified in the application submission unless otherwise agreed in writing by the Local Planning Authority.
4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of this condition which are as follows:-
  - (i) a survey of the extent, scale and nature of contamination;
  - (ii) an assessment of the potential risks to:
    - human health,
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
    - adjoining land,
    - groundwaters and surface waters,
    - ecological systems.

Where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning

Authority in accordance with condition 6.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, the approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
7. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours. The hours specified relate to works which are audible at the site boundary.
8. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy Statement, prepared by AVIE Consulting Ltd dated 20.04.18, Rev No. A, and the following mitigation measures:
  1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 30% for climate change event.
  2. Implement drainage strategy based on restricted surface water discharge at 1.9l/s and an attenuation tank as indicated on the Proposed Drainage Layout, Drawing No. P2484-01-01, Rev C.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

9. Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  1. Provision of a complete set of as built drawings for site drainage.
  2. Maintenance and operational activities;
  3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.
10. 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 pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.
11. If contamination is found on or nearby the site, the disposal of surface water via infiltration is not recommended.
12. Any work involving excavations below the chalk groundwater table (for example piling or the implementation of a geothermal open/closed loop system) should be avoided. If these are necessary, a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer.
13. Excavations are also likely to generate turbidity in the chalk aquifer, which could travel to the public water abstraction point and cause disruption to the service. Mitigation measures should be secured by way of condition to minimise the risk. The applicant would need to give Affinity Water 15 days prior notification in advance of any such work, in order to intensify Affinity Waters monitoring and plan potential interruption of the service.
14. Prior to the erection of the first floor extension to the modular office building, the applicant is to notify in writing the Local Planning Authority the date of commencement of works. Within six months from the date of the notification, the applicant is to install the Brise Soleil screening system as detailed in the approved drawing.
15. Within six months of implementation of development a scheme of soft landscaping 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 (if any) together with details of all new planting to take place including species, size and method of planting. All planting, seeding or turfing comprised in the approved details of landscaping scheme shall be carried out in the first planting and seeding seasons following the completion of the development.
16. Any trees or plants 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.

4      **INFORMATION REPORT - DELEGATED DECISIONS**

It was **RESOLVED** that the report be noted.

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

It was **RESOLVED** that the report be noted.

6      **URGENT PART I BUSINESS**

None.

7      **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

8      **URGENT PART II BUSINESS**

None.

**CHAIR**