

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Wednesday, 4 November 2020

Time: 6.30pm

Place: Virtual (via Zoom)

Present: Councillors: Simon Speller (Chair), Maureen McKay (Vice-Chair), Doug Bainbridge, Sandra Barr, Laurie Chester, Michael Downing, Michelle Gardner, Jody Hanafin, Graham Lawrence, Graham Snell and Tom Wren.

Start / End Start Time: 6.30pm
Time: End Time: 8.53pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Lizzy Kelly and John Lloyd.

The Chair announced that Councillor John Lloyd was recovering from a recent operation. He undertook to convey to Councillor Lloyd the Committee's best wishes for a full and speedy recovery.

There were no declarations of interest.

2 MINUTES - 7 OCTOBER 2020

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 7 October 2020 be approved as a correct record and signed by the Chair.

3 FORMER BHS STORE, 7 THE FORUM, STEVENAGE

The Committee considered an application for the partial demolition and redevelopment of existing former BHS store to create 11 storey building comprising of 1no ground floor commercial unit, 129no. 1 bed, 120no. 2 bed and 1no. studio apartments with associated infrastructure including amenity space, car parking, bicycle storage, refuse storage and plant rooms.

Members were reminded that this application had been deferred by the Committee at its meeting held on 7 October 2020.

The Principal Planning Officer (RE) provided a response to the reasons for deferral, as set out in the report, in relation to the following matters: Design/aesthetics; Affinity Water comments; NHC consultation; Affordable housing; Climate change; Fire Regulations and safety; and External service yard access. She considered that the additional information sought and provided was considered sufficient to address the

areas raised by Members when the application was deferred, and therefore recommended that the application be granted planning permission.

Whilst a number of Members were pleased with proposed financial contribution for NHS costs, they were disappointed with the consequent loss of affordable housing. However, on balance, the Committee was supportive of the application.

It was **RESOLVED** that planning permission be GRANTED, subject to the applicant having first entered into a Section 106 Agreement to secure/provide contributions towards:

- The provision of Affordable Housing;
- Primary Education;
- NHS;
- Travel Plan Monitoring;
- Water Sprinkler System; and
- Parking Permit Restrictions,

the detail of which would be delegated to the Assistant Director (Planning and Regulation, in liaison with the Council's appointed solicitor, and subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 2773 100 Rev M; 2773 500 Rev L; 2773 600 Rev N; 2773 601 Rev N; 2773 602 Rev N; 2773 603 Rev N; 2773 604 Rev N; 2773 700 Rev N; 2773 701 Rev N; 2773 702 Rev N; 2773 703 Rev N; 2773 704 Rev N; 2773 705 Rev N; 2773 800 Rev N; TFR 01; 19030.ATR.02
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place above the existing ground floor ceiling level until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
4. The first floor external communal platform areas shall be completed in accordance with the landscaping details as approved on Drawing No.TFR 01 and provided for use prior to first occupation or completion of the development, whichever is the sooner.
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.
6. Prior to first occupation of the development hereby permitted, the proposed parking and turning areas as shown on Drawing No. 19030.ATR.02 Proposed

Home Delivery Bays swept path analysis shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

7. Prior to first occupation of the development hereby permitted, the details of the siting, type and specification (minimum fast charging) of the EVCPs for every parking space, the energy sources and the strategy/management plan for supply and maintenance of the EVCPs shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.
8. Prior to the first occupation of the development hereby permitted, a scheme for the parking of cycles including details of the design, level and siting of the proposed parking in accordance with Drawing No. 2773 600 Rev N, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
9. No part of the development shall be occupied prior to the implementation of the approved Proposed Residential Led Development at Former BHS store Stevenage Travel Plan May 2020 (Revision 3). Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
10. No development shall commence until a Construction Management Plan (or Construction Method Statement) 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 / Statement shall include details of:
 - (i) Details of demolition and construction phasing programme;
 - (ii) Access arrangements to the site;
 - (iii) Traffic management requirements;
 - (iv) Post construction restoration / reinstatement of the working areas and temporary access to the public highway;
 - (v) 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 / footpath width for vehicle / pedestrian movement.
 - (vi) Hours of operations including times of deliveries and removal of waste which should avoid school pick up/drop off times;
 - (vii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.
 - (viii) The site set-up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and

- vehicle turning areas;
 - (ix) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
 - (x) Details of the provisions for temporary car parking during construction which shall be provided prior to the commencement of construction activities;
 - (xi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
 - (xii) Screening and hoarding;
 - (xiii) End of day tidying procedures;
 - (xiv) Construction and storage compounds (including areas designated for car parking);
 - (xv) Siting and details of wheel washing facilities;
 - (xvi) Cleaning of site entrances, site tracks and the adjacent public highway;
 - (xvii) Control measures to manage noise and dust;
 - (xviii) Disposal of surplus materials;
 - (xix) Post construction restoration/reinstatement of the working areas and access to the public highway.
 - (xx) Details of the access and highways works to accommodate construction traffic.
 - (xxi) Details of consultation and complaint management with local businesses and neighbours.
 - (xxii) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour;
 - (xxiii) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures;
 - (xxiv) Details of a Site Waste Management Plan (SWMP) detailing actual waste arising and how waste is managed (i.e. re-used, recycled or sent off site for treatment or disposal) and where it is sent to. Further updated should be provided throughout the life of the development at an interim of two months or sooner should the level of waste be considered significant by the developer.
11. Prior to first occupation of the development hereby permitted, details of the means for securing motorcycles in the ground floor car park (such as rails, hoops or posts) shall be submitted to and approved in writing by the Local Planning Authority.
12. No part of the development hereby permitted shall be occupied until signs have been erected within the Site to advise users to not cross the service yard and advise of the alternative route around The Forum.
13. No development, including site clearance or demolition works, shall take place until a scheme for protecting the proposed dwellings from noise from transport and adjacent commercial noise sources has been submitted to and approved in writing by the local planning authority. The scheme shall follow the recommendations identified in the Syntegra Noise Impact Assessment report (Ref:19-5771 Rev.A) dated February 2020. None of the dwellings shall

be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

14. Prior to any hereby permitted commercial use commencing, a scheme shall be submitted for approval to the Local Planning Authority to demonstrate that the rating level of sound emitted from any external fixed plant and/or machinery associated with the development shall not exceed the typical background sound level at any sound sensitive premises. All measurements shall be made in accordance with BS4142:2014 (as amended).
15. No development, including site clearance or demolition works, shall commence until a methodology for the screening or enclosure of plant and machinery to be used during the construction period shall be submitted to and approved by the Local Planning authority before works are commenced. The siting of plant and machinery shall be away from noise sensitive areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between works.
16. Prior to the first occupation/use of the dwellings and development hereby permitted the approved refuse/recycle stores shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
17. Prior to commencement of works above slab level, details of any external lighting, including the intensity of illumination and predicted light contours, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall accord with the details so approved.
18. All construction works and the operation of the proposed development site shall be done in accordance with the relevant British Standards and Best Management Practices.
19. Any works involving excavations that penetrate into the chalk aquifer below the groundwater table (for example, piling or the installation of a geothermal open/closed loop system) should be avoided. If these are necessary, then no works involving excavations as stated above shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority in conjunction with Affinity Water:
 - i) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
 - ii) A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination including turbidity.
 - iii) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential migration of pollutants including turbidity or existing contaminants such as hydrocarbons to public water

supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.

The applicant or developer shall notify Affinity Water of excavation works 15 days before commencement in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply.

20. 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 prepared in accordance with the requirements of condition 21, 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 22.
21. 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.
22. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of 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.
23. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Syntegra Group Ltd, reference 19-5771, dated November 2019, the Indicative Drainage Strategy prepared by Syntegra Group, drawing number 6001 Revision B, dated June 2020 and the following mitigation measures detailed within the FRA:
 1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5.28 l/s during the 1 in 100 year event plus 40% of climate change event.
 2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change

event providing a minimum of 224 cubic metres (or such storage volume agreed with the LLFA_ of total storage volume in permeable paved area.

3. Discharge of surface water from the site network into the private surface water sewer and subsequent Thames Water sewer network.

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.

24. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principle, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 1. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 2. Final detailed network calculations including half drain down times for all storm events up to and including the 1 in 100 year + 40% climate change storm.
 3. Indication of exceedance flood paths in the event of extreme storm events in excess of the 1 in 100 year + 40% climate change storm.
 4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
 5. Include no infiltration.
 6. Incorporate an oil/water interceptor which shall act to prevent contaminants associated with the development from entering the surface and ground water network.
25. No development above the existing ground floor ceiling level 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.
26. Prior to first occupation or completion of the development, whichever is the sooner, details of the provision of a Peregrine Falcon box/shelter within the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Herts and Middlesex Wildlife Trust. The development shall thereafter be carried out in accordance with the approved details and shall be retained in perpetuity.
27. No development shall take place until a Waste Strategy Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how the refuge of the commercial

and residential uses shall be collected and include appropriate resilience measures should the lift access fail to work.

INFORMATIVES

Community Infrastructure Levy –
Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

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

Stevenage's adopted CIL 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.

Highways -

Prior to commencement of the development the applicant is advised to contact 0300 1234 047 to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

The developer should enter into a Section 106 Agreement removing the residents' ability to apply for or obtain a parking permit in the surrounding Stevenage residents only parking zones. £6,000 Travel Plan monitoring fee together with sustainable vouchers of £50 per flat and discounted car club access at both phases (not just phase 2) would need to be included in the S106 to lower and discourage car ownership.

4 FORMER CHELLS PLAY AREA, ELIOT ROAD, STEVENAGE

The Committee considered an application for the construction of 13no. semi-detached and terraced dwellings along with associated parking, landscaping and earthworks at the former Chells Play Area, Eliot Road, Stevenage.

The Principal Planning Officer (RE) advised that the matter was before the Committee as it was a major application. The site was allocated for housing in the adopted Stevenage Local Plan. All previous buildings on the site had been removed, as had a number of trees.

The Principal Planning Officer commented that, although the some of the proposed rear gardens were below standards, this was felt to be acceptable as it they were increased in size this would significantly affect the layout of the site and its viability in providing 100% affordable housing. The applicant had provided reports in respect of the loss of the existing biodiversity levels on the site, and had undergone the required matrix and metric calculations to present a Biodiversity offsetting calculation. As part of this process the Council had identified a nearby site at Camps Hill that could satisfactorily accommodate the required offset of 0.2 hectares, and this would be appropriately secured and conditioned as part of the Section 106 process.

The Principal Planning Officer concluded that the applications was acceptable and accorded with the relevant local plan policies. The design and layout of the proposed development, including gardens, bin storage and landscaping, was acceptable. Access and parking arrangements were considered acceptable, in accordance with the local highway authority and the Council's newly adopted Parking Provision and Sustainable Transport Supplementary Planning Document (SPD). Other matters, including drainage, were also considered to be acceptable and, where applicable, could be appropriately controlled through imposition of conditions.

A Member raised the issue of the felling of a significant number of trees on the site since the planning application as submitted in March 2020. Accordingly, in supporting this application, the Committee agreed to an additional condition requiring that prior to occupation of the development a scheme of replanting of trees felled since the planning application was submitted should be submitted to and approved in writing by the Local Planning Authority. The scheme should detail a replanting schedule to include UK produced trees, their size and proposed replanting location, and should be carried out in the first available planting season.

It was **RESOLVED** that planning permission be GRANTED, subject to the applicant having first entered into a Section 106 Agreement to secure/provide contributions towards:-

- The provision of 100% affordable housing;
- Biodiversity offsetting;
- S278 Highway works; and
- Fire Hydrants,

the detail of which would be delegated to the Assistant Director (Planning and Regulation) in liaison with the Council's appointed solicitor, and subject to the following conditions (including a revised Condition 9 and additional Condition 22, both in relation to tree protection/planting):

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - H51-ER-107 ELEVATIONS PLOTS 3-5;
 - H51-ER-109 ELEVATIONS PLOTS 8-11
 - H51-A-22-DR-AR-001 DALBY FLOOR PLANS
 - H51-ER-001-N TECHNICAL SITE LAYOUT
 - H51-ER-002-G BOUNDARY TREATMENTS
 - H51-ER-003-G REFUSE STRATEGY
 - H51-ER-004-G STOREY HEIGHTS
 - H51-ER-005-G MATERIALS LAYOUT
 - H51-ER-007-A SITE LOCATION PLAN
 - 19045-CIV-001-A05 LEVELS
 - 19045-CIV-002-A09 DRAINAGE STRATEGY
 - 19045-CIV-055-A03 HIGHWAY DETAILS
 - 19045-CIV-005-A08 ACCESS ROAD DRAINAGE
 - 27691 R1 TOPOGRAPHICAL
 - C86188-JNP-XX-DR-C-7001B REFUSE SWEEP PATH
 - C86188-JNP-XX-DR-C-7002D SITE ACCESS GENERAL ARRANGEMENT
 - C86188-JNP-XX-DR-C-7004 ESTATE CAR SWEEP PATH SHEET 1 OF 2
 - C86188-JNP-XX-DR-C-7005 ESTATE CAR SWEEP PATH SHEET 2 OF 2
 - P19-2341-01B LANDSCAPE MASTERPLAN
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place above slab level until samples / details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
4. No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority a scheme of soft and hard landscaping and details of the treatment of all hard surfaces. The scheme shall include details of all existing trees and hedgerows on the land and details showing all trees to be removed, or retained, together with details of all new planting to take place including species, size and method of planting.
5. 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.

6. 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.
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. 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.
9. Before any development commences, including any site clearance or demolition works, any retained trees on the site or in close proximity of the boundary edge in Six Acre Wood shall be protected in accordance with the details contained within the Arboricultural Method Statement by PJC Consultancy dated 18 June 2020, unless otherwise agreed in writing with the Local Planning Authority.
10. No removal of trees, scrubs or hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.
11. No development shall take place until full details (in the form of scaled plans and / or written specification) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following: a) Roads, footways. B) Foul and surface water drainage. C) Visibility plays. D) Access arrangements. E) Parking provision in accordance with the adopted standard. F) Turning areas.
12. Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on Drawing number H51-ER-001-N shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for the specific use of car parking.
13. No development shall take place until details of Electric Vehicle Charging has been submitted to and approved in writing by the Local Planning Authority. Details shall include provision of all new car parking to have at least a Passive Electrical Vehicle Charging Point and that a minimum of 20% of the car parking spaces have access to an active EV charging point and details of the EV charging points to be provided. The approved Electric Vehicle Charge Points shall be installed in accordance with the approved details and

thereafter permanently retained.

14. Prior to first occupation of the development hereby approved the details of the type, design of and secure storage of 2 per 2 bed dwelling and 3 per 3 bed dwelling cycle parking spaces should be submitted to and approved in writing by the Local Planning Authority. Residents cycle parking should be in the form of lit, lockable and weather resistant cycle lockers or stores and be sited away from bin stores. Cycle parking shall be fully completed to the satisfaction of the Local Planning Authority before first occupation of the new development.
15. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be based on the Hertfordshire's Construction Management Template for all matters pertaining to Highways, as well as a Site Waste Management Plan detailing dust control measures, vibration restriction measures, predicted and latterly actual waste arisings and how this is to be managed and where it is sent to. The development shall thereafter be carried out in accordance with the approved Plan.
16. No development above slab level 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.
17. No site clearance 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 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. These times apply to work which is audible at the site boundary.
18. As this is a previously developed site there may be a risk of the land containing contaminants. If, during development, contamination not previously identified is found to be present at the site then work shall cease and the Local Planning Authority shall be informed immediately. No further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority and subsequently undertaken and the Local Planning Authority have confirmed it has been undertaken to its satisfaction.
19. No development shall commence until details of the model, and location of 4 integrated bat boxes and 4 integrated bird boxes has been supplied to and approved by the Local Planning Authority. These should be incorporated into the brickwork of the dwellings, placed as high as possible and orientated predominantly to the south for bat boxes and to the north for bird boxes. They shall be fully installed prior to occupation and retained as such thereafter.

20. Notwithstanding the provisions of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking or re-enacting that Order with or without modification) no loft conversions including dormer windows / roof extensions, or roof lights and openings shall be constructed on the dwellinghouse(s) hereby permitted unless permission is granted on an application made to the Local Planning Authority.
21. Notwithstanding the provisions of Class A and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no extensions shall be constructed on the dwellinghouses and no outbuildings shall be erected in the rear gardens of the dwellinghouses hereby permitted unless permission is granted on an application made to the Local Planning Authority.
22. Prior to occupation of the development a scheme of replanting of trees felled since the planning application was submitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail a replanting schedule to include UK produced trees, their size and proposed replanting location. The tree planting shall be carried out in the first available planting season.

INFORMATIVES

Community Infrastructure Levy –
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This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL 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.

Highways -

Prior to commencement of the development the applicant is advised to contact 0300 1234 047 to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the

developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the bus stop upgrades. The requirement as part of the offsite S278 works is to: provide two Kassel Kerbs and two real time information screens at the existing two bus stops located in A1155 Fairlands Way. The details should be included as part of the S278 drawing as part of the required highway network in conjunction with the development. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234 047.

The works shall be fully completed to the satisfaction of the Highway Authority before first occupation of the new development. Reason: So that all users of the development can safely walk to and from the site, in compliance with paragraphs 108 and 110 of the NPPF. The details should be included as part of the s278 drawing as part of the required highway work in conjunction with the development. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

5 THE IET, MICHAEL FARADAY HOUSE, SIX HILLS WAY, STEVENAGE

The Committee considered an application for the variation of conditions 1 (Approved Plans), 6 (Drainage Strategy) and 12 (Cycle Storage) attached to planning permission reference 18/00328/FPM at the IET, Michael Faraday House, Six Hills Way, Stevenage.

The Principal Planning Officer (RE) advised that the revised conditions were required due to changes to the drainage strategy as a result of an amended design to the approved Multi-Storey Car Park (MSCP) on the site. The MSCP was now to be built on a slightly larger footprint, and was now to be 2 storey, rather than multi-level. This had necessitated changes to the access road and cycle storage facilities, but had resulted in the provision of improved pedestrian access. The Highway Authority had confirmed that the highway elements of the varied conditions were acceptable, and the Local Lead Flood Authority had reviewed the revised Drainage Strategy and had raised no objections, subject to the imposition of a number of conditions.

The Principal Planning Officer concluded that the variations to the approved scheme to slightly enlarge the footprint of the MSCP but reduce the overall height and propose a new internal layout were considered acceptable. The proposed changes would not significantly impact the character and amenity of the area, nor the overall impact of the MSCP above and beyond the approved scheme. The proposal was felt to lessen the impact on the amenity of the adjacent office buildings. Changes to the scheme on highways issues had been amended to the satisfaction of the local highway authority, and the amended Suds Drainage Strategy ensured that the scheme could appropriately drain and mitigate against flood risk.

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:
711_UK_SG1_14D_02; 711_UK_SG1_14D_03; 711_UK_SG1_14D_07;
CA3462_SK005 F; TTC/MFH/P1/2020/PA Plan 1; TTC/MFH/P1/2020/PA Plan 2.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the Multi-storey Car Park 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.
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard landscaping and green wall landscaping to the eastern elevation of the Multi-storey Car Park. The scheme shall include details of all new hard surfacing on site and details of the green wall species, size and management of to ensure its continued screening.
5. The development shall be carried out in accordance with the soft landscaping details as identified on Drawing numbers TTC/MFH/P1/2020/PA Plan 1; TTC/MFH/P1/2020/PA Plan 2 and the associated Soft Landscaping Specification document, excluding the details relating to the eastern elevation

of the approved Multi-storey Car Park.

6. All hard landscaping and 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 use of the Multi-storey car park or completion of the development whichever is the sooner. 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.
7. The development hereby permitted shall be carried out in accordance with the approved SuDS Drainage Strategy, Ref. 1653/200/PS, prepared by Alan Baxter Ltd, dated 15/07/2020, and the following mitigation measures detailed within the drainage strategy:
 1. Implementing the appropriate drainage strategy based on attenuation and discharge into surface water sewer system, as indicated on the Drawing No. 1653/200/110 - proposed Surface Water Drainage, dated 11/09/2018, prepared by Alan Baxter Ltd.
 2. Limiting the surface water run-off generated by the 1 in 100 year + climate change critical storm to a maximum rate of 5 l/s.
 3. Providing a minimum attenuation of 121 m³ to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
8. No development approved by this planning permission shall take place until the final surface water drainage scheme is completed and submitted to, and approved in writing by, the Local planning Authority. The surface water drainage scheme should include;
 1. Identification of opportunities in terms of attenuation considering the SuDS hierarchy.
 2. Detailed surface water calculations and modelling for all rainfall events up to and including the 1 in 100 year + 40% climate change event.
 3. Final detailed design of the drainage scheme including the discharge point, pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations. The plan should show any pipe 'node numbers' that have been referred to in a network calculations and it should also show invert and cover levels of manholes.
 4. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all final corresponding discharge and volume calculations/modelling.
 5. Overland flow paths and post-development exceedance routes.
 6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
9. The multi-storey car park hereby approved shall not be brought into use until the Travel Plan dated January 2019 Ref R02-AS-TRAVEL PLAN (190129)

has been implemented. The Travel Plan shall be monitored and reviewed on an annual basis and a copy of that annual review and action plan arising shall be submitted to the Local Planning Authority. The measures described in the action plan shall be implemented in the time period identified.

10. No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement should include:
 - a) map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
 - b) access arrangements to the site;
 - c) the date of start and finish of works on site;
 - d) siting, methodology and facilities for wheel cleaning;
 - e) site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities;
 - f) cleaning of site entrances, site access roads and the adjacent public highway and:
 - g) details of provisions for temporary car parking, loading/unloading and vehicle turning areas;
 - h) hours of construction operations including times of deliveries and removal of waste;
 - i) the estimated number and type of vehicles per day/week;
 - j) details of any vehicle holding area;
 - k) details of the vehicle call up procedure;
 - l) details of any changes to on-street waiting and loading restrictions that will be required;
 - m) access and protection arrangements around the site for pedestrians, cyclists and other customers;
 - n) coordination with other development projects in the vicinity;
 - o) details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
 - p) details of a construction phasing programme;
 - q) 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.
11. Prior to the first use of the Multi-storey Car Park hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the northern access on to Kings Way where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
12. Before the modified northern access is first brought into use, a triangular vision splay shall be provided on each side of this access and shall measure 0.65 metres along the fence, wall, hedge or other means of definition of the front boundary of the site, and 0.65 metres measured into the site at right

angles to the same line along the side of the access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

13. The Multi-storey Car Park hereby approved shall not be brought into use until the details of the secure and illuminated cycle store containing a minimum of 60 racks and the secondary freestanding store containing three non-standard cycle racks as shown on the approved plan Drawing No. CA3462_SK005 1 of 2 F have been submitted to and approved in writing by the Local planning Authority. The stores shall thereafter be made available for use and adequately signposted, and thereafter retained for the purposes of secure cycle parking.

INFORMATIVES

1 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

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

Stevenage's adopted CIL 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 Storage of materials: 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 website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
- 3 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

4 Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

5 Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

6 THE ABBINGTON HOTEL, 23 HITCHIN ROAD AND 28 ESSEX ROAD, STEVENAGE

The Committee considered an application for the Change of Use of the Abbington Hotel from Hotel (Use Class C1) to 23 Hitchin Road for use as a Rehabilitation Centre (Use Class C2) and 28 Essex Road for use as residential accommodation comprised of 2 x 1 bed flats (Use Class C3).

The Principal Planning Officer (RE) advised that the application was before the Committee due to the contentious nature of the proposals and the level of objections.

The Principal Planning Officer stated that there would be no external changes to either property. There would be no internal changes to the Abbington Hotel building, although 28 Essex Road would be converted to provide a Ground Floor Flat and a First Floor Flat. She explained that there was no policy in the Local Plan to mitigate against the loss of hotel accommodation.

The Principal Planning Officer considered that the change of use of the Abbington Hotel to a rehabilitation centre was acceptable and accorded with both local and national policy, as set out in the report. The proposed operation and management of the facility had been robustly justified, as had the suitability of the location. Case law and national guidance stated that, whilst acknowledging crime and fear of crime, Local Planning Authorities should not place significant emphasis on the stigmatising of vulnerable people in need in our society. The need for the facility had been clearly shown.

The Principal Planning Officer was of the opinion that the proposed use of No.28 Essex Road as residential was welcomed and was not considered to harm the character and amenity of the area. The introduction of flats was considered acceptable, and in terms of the Gross Internal Area (GIA) and bedroom sizes in this case, an argument had been accepted for the proposed provision for each flat.

The Principal Planning Officer considered the proposed car and cycle parking for both planning units to be acceptable, along with bin storage, external amenity space and landscaping. Access and impacts on the highway network were considered acceptable in accordance with the local highway authority and the Council's newly adopted Parking Provision and Sustainable Transport Supplementary Planning Document (SPD).

In response to a number of Member questions regarding the application, the Principal Planning Officer replied as follows:

- the parade of shops referred to in Paragraph 7.2.14 of the report should refer to Fishers Green Road (not Fishers Green);
- the parking provision for 28 Essex Road was in accordance with SBC standards (1 parking space per flat). It would not be reasonable to ask for the 2 parking spaces to both be provided off-street;
- it was permissible for flats to be provided with reduced space gardens;
- the location of the waste bins for 28 Essex Road would not necessarily be in the garage attached to the property, as full details of bin and cycle storage were required to be submitted by the applicant under proposed condition 18; and
- The Rehabilitation Centre was required to operate under the procedures and standards of the Care Quality Commission (who had enforcement powers) and in accordance with a Management Plan, which had been assessed by the Police Crime Prevention Officer.

The Committee agreed, on balance, that this application should be granted planning permission. In so doing, Members agreed to an amendment to condition 8 requiring the hard landscaping in the proposed amenity area (such as benches) to be completed and ready for use prior to the first use of the 23 Hitchin Road and 28 Essex Road as a Rehabilitation Centre.

It was **RESOLVED** that planning permission be GRANTED, subject to the following conditions (including an amended condition 8 in relation to hard landscaping):

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 4776 AP02; 4776 AP03B; 4776 AP04; 4776 AP05; 4776 AP07; 4776 AP09; 4776 AP10A; 4776 AP11; 4776 AP20; 4776 AP21; Site Location Plan; Site Plan.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The use of 23 Hitchin Road and the associated 'bungalow' shall be for the provision of a rehabilitation centre (Use Class C2) only and shall operate in full accordance with the Organisation Management Plan submitted on 26 June 2020 as part of the application hereby approved, by Abbington 28 Ltd.
4. At no time shall the use of 23 Hitchin Road and the associated 'bungalow' be occupied by more than the specified 20 bedrooms / residents.
5. Prior to occupation of the rehabilitation centre full details of the proposed CCTV shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the type of cameras, locations of cameras, positioning/angles of the cameras, and heights of all pole mounted cameras. The scheme shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority for the perpetuity of the approved use.
6. Notwithstanding the details submitted, prior to the approved use coming in to operation full details of a 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. Details shall include details of all existing trees and hedgerows on the land and details showing all trees to be removed, or retained, together with details of all new planting to take place including species, size and method of planting. In particular in respect of all proposed planting along the boundaries of the site.
7. 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 23 Hitchin Road or the 'bungalow' or the completion of the development whichever is the sooner.
8. All hard surfacing comprised in the approved details of landscaping, including the provision of the benches in the amenity area, shall be completed and be ready for use prior to the first operation of 23 Hitchin Road and the 'bungalow' as a Rehabilitation Centre.
9. 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.
10. The boundary treatments of the site shall be installed in accordance with

Drawing No. 4776 AP10A and retained in this form unless otherwise agreed in writing by the Local Planning Authority.

11. Prior to the approved use coming in to operation, details of the proposed security gate shown to the side of 23 Hitchin Road on Drawing No. 4776 AP03B shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
12. The proposed waste storage area shall be provided in accordance with the location shown on Drawing No. 4776 AP03B prior to occupation of 23 Hitchin Road or the 'bungalow' and shall at no time be moved unless agreed in writing by the Local Planning Authority.
13. The parking, turning and servicing areas shown on Drawing No. 4776 AP03B shall be provided, marked out and hard surfaced ready for use prior to the first occupation of 23 Hitchin Road or the 'bungalow' and shall be retained in that form and kept available for those purposes thereafter.
14. Notwithstanding the details provided, prior to the approved use coming in to operation, full details of covered and secure cycle parking for a minimum of 8 cycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided on site prior to occupation of 23 Hitchin Road or the 'bungalow' and maintained in accordance with the approved details.
15. Prior to the approved use coming in to operation, details of the provision of Electric Vehicle Charging Points for at least 20% of the proposed car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The EV charge points shall be made available for use prior to occupation of 23 Hitchin Road or the 'bungalow'.
16. Prior to the occupation of 28 Essex Road as residential flats the rear access point between 23 Hitchin Road and 28 Essex Road shall be closed and access ceased in accordance with Drawing No. 4776 AP03B.
17. The use of 28 Essex Road as residential accommodation shall at no time be used as accommodation associated with the approved rehabilitation use at 23 Hitchin Road or the 'bungalow'.
18. Prior to the approved use of 28 Essex Road coming in to operation, full details of the provision of cycle and bin storage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
19. No access shall be provided to the roof of the single storey flat roof side extension/garage at 28 Essex Road by way of windows, doors or staircases and the roof of the single storey flat roof side extension/garage shall not be used as a balcony or sitting out area.

INFORMATIVES

Community Infrastructure Levy –
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This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL 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.

7 SYMONDS GREEN NEIGHBOURHOOD CENTRE, FILEY CLOSE, STEVENAGE

The Committee considered an application for the variation of conditions 1 (Approved Plans), 12 (Car Parking Provision), 13 (Cycle Parking Provision), 17 (Business Retention), 18 (Restriction on Retail) and 19 (Restriction on Retail) attached to planning permission reference number 16/00395/FPM, relating to Symonds Green Neighbourhood Centre, Filey Close. Stevenage.

The Principal Planning Officer (JC) advised that, following the commencement of works on the development site, the existing tenants had raised concerns that the approved shop frontages, external building treatment and replacement of the canopies when they were to be installed, would have had a detrimental impact on their ability to continue to operate. Therefore, the applicant had agreed to amend the approved scheme to allow the existing retail tenants to install their own 'individual fit-out proposals'. For reference, these would be subject to separate planning permission and therefore did not form part of this planning application. In addition, they would seek to retain the existing canopy above the existing shopping parade. However, the applicant would look to undertake sympathetic refurbishment works to the existing canopy.

The Principal Planning Officer explained that, in order to limit the impact on the existing businesses and to allow them the floorspace they required, the internal arrangements of the approved development at ground floor level would be amended as follows:

- The approved 3 no. retail units on the western elevation would be subdivided into 5 no. smaller retail units;
- The internal parking area serving the development would be positioned more centrally and comprise 10 parking spaces (increase of 2 parking spaces over the

- original planning permission);
- The office unit and approved cycle parking had been repositioned internally; and
 - The disabled parking bay had been relocated externally and positioned in close proximity to a new ramp up to the residential and retail units.

The Principal Planning Officer commented that, given the above changes, the access door serving the internal parking area had been relocated centrally on the southern elevation of the building. The office unit located on the rear of the building would require the installation of windows into the southern elevation of the building. In respect of the re-configuration of the retail floorspace, this would result in changes to the approved shop frontages on the eastern elevation of the building as well. This elevation would now comprise 5 no. full height glazed store entrances.

The Principal Planning Officer referred to the deed of variation that would be required to the existing Section 106 Agreement, as set out in the report. He also referred to the addendum to the report, which sought approval to include a variation to the trigger points in that Agreement regarding Affordable Housing.

In summary, the Principal Planning Officer advised that subject to conditions, the principle of the proposed amendments sought in this application were acceptable. In addition, the changes would not have a detrimental impact on the character and appearance of the development or the visual amenities of the wider street scene. Furthermore, they would not impact on the amenities of neighbouring properties and there would be sufficient off-street parking, cycle parking and electric vehicle parking facilities as well.

Given the aforementioned, the Principal Planning Officer consider the application to be acceptable, and in line with the Council adopted Local Plan, Planning and Design Guide SPD (2009), the Council's Car Parking Standards SPD (2020), the NPPF (2012) and NPPG (2014).

It was **RESOLVED** that planning permission be GRANTED, subject to the applicant having first entered into and completed a deed of variation to the original Section 106 Agreement which was secured under planning permission 16/00395/FPM, in order to bind this planning permission to the obligations set out in the original Section 106 Agreement (and including a variation to the trigger points in that Agreement regarding Affordable Housing, as set out in the addendum to the Officer report), the detail of this deed of variation to be delegated to the Assistant Director (Planning and Regulation) in conjunction with the Council's appointed solicitor, and subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans:
2252 BR 300 S; 2252 BR 310 J; 2252 BR 311 H.
2. The external surface of the development hereby permitted shall be completed in accordance with the approved materials specified under discharge of condition application 19/00314/COND.
3. The dust control measures as detailed as submitted in the Construction

Method Statement and Management Plan combined with the Air Quality Dust Risk Assessment as detailed in the discharge of condition application 19/00314/COND shall continue to be in operation during the construction phases of development. Dust and airborne particulates from operations on site shall be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust.

4. The methods specified in the submitted Construction Method Statement and Management Plan as approved under discharge of condition application 19/00314/COND to minimise construction noise and vibration shall be strictly adhered to throughout the construction period of the development.
5. The method for screening and enclosure of plant and machinery to be used during the construction period as detailed in discharge of condition application 19/00314/COND shall remain in place accordingly. The siting of plant and machinery shall be away from noise sensitive areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between work.
6. The final design details of the SuDS elements and the drainage network as specified in the layout plan (drawing number 9530/500 Rev 01) and Drainage Strategy Report (Prepared by Vale Consultancy, report reference 9530 dated July 2019) which was submitted under discharge of condition application 19/00411/COND shall be implemented in accordance with the approved details.
7. The development permitted by this planning permission shall be carried out in accordance with The SuDS statement dated July 2016 prepared by Shear Design and the following mitigation measures as detailed within the SuDS statement.
 - 1) The surface water run-off generated by the development discharged into the ordinary watercourse must not exceed of 19 l/s during the 1 in 100 year + climate change event.
 - 2) Attenuation volume must be provided for by permeable pavements to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year event plus an allowance for climate change. An area of 150 m² will be covered by permeable pavements; as shown in the proposed drainage sketch plan 16137-SK100 included in Appendix iii of the SuDS statement.

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 (LPA).

If after further detailed design and calculations the applicant proposes a reduction in the attenuation volumes to be provided in each catchment, such changes will need to be agreed with the LPA.

8. The Site Waste Management Plan (SWMP) as detailed in the Construction Method Statement and Management Plan which was submitted under discharge of condition application 19/00314/COND which details how waste materials generated as a result of the proposed construction methods shall be disposed of, and detail the level and type of soil to be imported (if required) to site as part of the development shall be strictly adhered too throughout the construction period.
9. Prior to the first occupation of the dwellings hereby permitted the approved car parking area shall be marked, surfaced and constructed in accordance with the details identified on drawing 2252 BR 300 S and shall be permanently retained in that form thereafter.
10. Prior to the first occupation of the dwellings hereby permitted, the approved secured cycle parking area as identified on drawing 2252 BR 300 S shall be constructed in accordance with the approved details and thereafter, permanently retained in that form.
11. No 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 0900 and 1300 on Saturdays.
12. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to the first occupation of the development. Any external lighting shall be provided in accordance with the details so approved.
13. No waste materials generated as a result of the proposed demolition and /or construction operations shall be burned on site. All such refuse shall be disposed of by alternative methods.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises marked up as Retail Unit#1(B1 Use) as shown on drawing number 2252 BR 300 S shall only be used as Use Class E (office or research and development) and for no other purpose (including any purpose in Class E on Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (As amended) or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises marked up as Retail Units #1 to Unit #5 as shown on drawing number 2252 BR 300 S shall only be used as Use Class E (for the display or retail sale of goods, other than hot food) and for no other purpose (including any purpose in Class E on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent

to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

16. Prior to the first occupation of the residential development hereby permitted details of electric vehicle charging facilities [siting, type and specification of EVCPs, the energy sources and the strategy/management plan for supply and maintenance of the EVCPs] shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained, unless otherwise agreed in writing with the Local Planning Authority.

INFORMATIVES

Police Crime Prevention

The proposed development should achieve Secured By Design (SBD) accreditation in order for it to comply with current Building Regulations. The Police Crime Prevention Design Advisor and can be contacted by telephone on 01707 355227 or email mark.montgomery@herts.pnn.police.uk

Lead Local Flood Authority

The LPA will need to satisfy itself that the proposed surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the applicant.

8 DEVELOPER CONTRIBUTIONS - SUPPLEMENTARY PLANNING DOCUMENT

The Committee received a presentation from the Principal Planning Officer (DH) in respect of the draft Developer Contributions Supplementary Planning Document (SPD).

Prior to the presentation, the Assistant Director (Planning and Regulation) confirmed that this SPD and the Biodiversity SPD were at pre-consultation stage, and were scheduled for consideration by the Executive at its meeting on 18 November 2020.

The Principal Planning Officer advised that the major reason for the Developer Contributions SPD was to cover instances where Section 106 Agreement payments were required in addition to Community Infrastructure Levy (CIL) payments. The use of Section 106 would be where site specific requirements were required, such as the provision of a GP surgery, town centre primary education, sustainable/passenger transport (ie, new bus services as a result of new development), etc. The use of CIL would be for wider infrastructure matters, such as any future expansion of the Lister Hospital, non-town centre primary education, possible works to the Town Bus station (which served the whole town), etc.

The Principal Planning Officer added that one of the intentions of the Developer Contributions SPD was to obtain financial contributions to the provision of a range of required improvements off-site should it not be possible to provide them on-site.

In view of the lateness of the hour, the Committee supported the Chair's suggestion that consideration of this SPD, together with the following Biodiversity SPD, be deferred to a later date, with officers investigating the most appropriate method by which the Committee could best consider these documents.

It was **RESOLVED** that consideration of the Developer Contributions Supplementary Planning Document be deferred to a later date, with the method by which the Committee could best consider the document being investigated by officers.

9 THE IMPACT OF DEVELOPMENT ON BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Prior to the resolution set out below, the Assistant Director (Planning and Regulation) confirmed that, as with the Developer Contributions SPD, one of the intentions of the Biodiversity Supplementary Planning Document was to obtain financial contributions to the provision of biodiversity improvements off-site should it not be possible to provide them on-site.

It was **RESOLVED** that consideration of the Biodiversity Supplementary Planning Document be deferred to a later date, with the method by which the Committee could best consider the document being investigated by officers.

10 INFORMATION REPORT - DELEGATED DECISIONS

Noted.

11 INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

Noted.

12 URGENT PART I BUSINESS

North of Stevenage application

The Assistant Director (Planning & Regulation) advised that there had been recent re-consultation regarding this application due to a proposed adjustment to the siting of the southern access point to the site. He asked Members to contact the Planning Team should they require any clarification on this matter.

The Chair commented that he was proposing that a Zoom meeting be arranged for those Members of the Committee (such as himself) who were not involved in the original decision on this application when it was determined on 4 February 2020, to meet with leading objectors to allow them the opportunity to explain their position/views on the application.

13 EXCLUSION OF THE PRESS AND PUBLIC

Not required.

14 URGENT PART II BUSINESS

None.

CHAIR