

STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES

Date: Tuesday, 2 March 2021

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, Lizzy Kelly, Graham Lawrence, Graham Snell and Tom Wren.

Start / End Start Time: 6.30pm
Time: End Time: 9.10pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor John Lloyd.

There were no declarations of interest.

2 MINUTES - 3 FEBRUARY 2021

It was **RESOLVED** that the minutes of the Planning and Development Committee meeting held on Wednesday 3 February 2021 be approved as a correct record and signed by the Chair subject to the following addition:

Item 4 – Stevenage Connection AAP – Members raise concerns regarding the safety of the pedestrian crossing, hygiene of the passenger lift and the potential highways impact on surrounding roads.

3 20/00599/FP - 14 BRICK KILN ROAD, STEVENAGE

The Committee considered an application for the change of use from single family dwelling (C3) into 8 bedroom HMO (sui generis).

The application was before the Committee for determination as it had been called in at the request of Councillor Lorraine Rossati and due to the fact that the applicant was Stevenage Borough Council.

The application was deferred at the Planning and Development Committee on 8 December 2020, as Members expressed concern regarding consultation and engagement with local residents. Members felt a more comprehensive and direct consultation with residents in the area by the Council's Housing Development team (the applicant) would allow people to fully understand the proposals and make representations.

The Senior Planning Officer advised the Committee that since the meeting on the 8 December 2020, the Council's Housing Development team (the applicant) had undertaken additional consultation with all properties on Brick Kiln Road.

The Chair then invited Mr Roger Buckley, a local resident and objector to the application to address the Committee. Mr Buckley's concerns related to:

- Security concerns;
- Adverse impact on character of area;
- Adverse impact on residential amenity;
- Too densely occupied resulting in cramped living conditions;
- Inadequate car parking;
- Lack of disabled parking;
- How will tenants be assessed to qualify for a room in the HMO?
- Concern that tenants will be drug addicts;
- Concern over increase in crime and anti-social behaviour;
- Inadequate consultation of residents;
- CCTV will be inadequate;

The Chair then invited the Assistant Director (Housing Development) at Stevenage Borough Council and the applicant to address the Committee. He advised that the further consultation had been carried out on Friday 17 December where officers from the Housing Development team had visited every property on Brick Kiln Road and delivered a letter outlining the Council's proposals for No.14. In addition Zoom meetings had also been held to consult with residents. He also confirmed that consultation with residents would continue as the development progressed to ensure any concerns were addressed.

In response to Members' questions, officers advised that the parking provision complied with the Council's Parking SPD and that the County Council as Highways Authority had no objections to the scheme. The management of the property would also be monitoring car ownership to ensure there were not too many vehicles parked at the property.

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:

2020/32/01 rev F; 2020/32/02; 2020/32/03

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The building works required to implement this permission shall be carried out only between the following times:

0800 to 1800 Mondays to Fridays
0830 to 1300 Saturdays
And not at all on Sundays and Bank Holidays.

The hours specified relate to activities which are audible at the site boundary.
4. The on-site parking spaces indicated on the approved drawing 2020/32/01 rev F shall be provided prior to the first use of the premises hereby permitted and permanently maintained thereafter.
5. The use of the premises shall be as an 8 bed House in Multiple Occupation only.
- 6 Prior to the first occupation arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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 Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
- 3 Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.
- 4 You are advised to contact the Council's Environmental Health department on env.health@stevenage.gov.uk or 01438 242908 / 242916 with regards to obtaining the relevant HMO licence.
- 5 To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)

- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

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

4 **20/00678/FPM - JOHN HENRY NEWMAN SCHOOL, HITCHIN ROAD, STEVENAGE**

The Committee considered an application for the re-development of part of the existing school site to include 2 new-build teaching blocks to replace existing blocks, a new entrance for the Sports Hall, the phased demolition of the existing blocks, new landscaped amenity grassland and new service connections to the new buildings and all retained blocks.

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

The Principal Planning Officer gave an introduction to the Committee. She advised that the main issues for consideration in the determination of this application were its acceptability in land use policy terms, impact on the appearance of the area, impact upon the school playing field, ecology and trees, flood risk and drainage, climate change mitigation, residential/neighbouring amenities and means of access/parking.

In response to a question regarding access and highways, officers advised that it was important to note the proposal would not involve an increase in the number of students or staff at the School and as a result, the current impact the school had on the surrounding highway network would not be worsened by increased vehicular trips. As the planned admission number was not increasing, there was no Local Plan policy requirement to provide additional on-site car parking.

Officers also advised that the scheme had been developed to make the best use of the site while allowing the school to continue to operate during construction. The development would be phased so that the new two storey school building to the rear of the site can be constructed first, with the three-storey block and phased demolition of the existing buildings to follow afterwards.

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:

137895-JWA-FB-00-DR-A-1000-S2-P01; 137895-JWA-FB-01-DR-A-1001-S2-P01; 137895-JWA-FB-02-DR-A-1002-S2-P01; 137895-JWA-FB-RF-DR-A-1003-S2-P01; 137895-JWA-FB-ZZ-DR-A-3001-S2-P01; 137895-JWA-FB-ZZ-DR-A-3002-S2-P01; 137895-JWA-RB-00-DR-A-1000-S2-P01; 137895-JWA-

RB-01-DR-A-1001-S2-P01; 137895-JWA-RB-RF-DR-A-1002-S2-P01; 137895-JWA-RB-ZZ-DR-A-3001-S2-P01; 137895-JWA-RB-ZZ-DR-A-3002-S2-P01; 137895-JWA-SB-00-DR-A-1000-S2-P01; 137895-JWA-SB-RF-DR-A-1001-S2-P01; 137895-JWA-SB-ZZ-DR-A-3001-S2-P01; 137895-WWA-00-00-DR-L-0001; 137895-WWA-00-00-DR-L-0002; 137895-WWA-00-00-DR-L-0003; 137895-WWA-00-00-DR-L-0004 P01; 137895-WWA-00-00-DR-L-0005; 137895-WWA-00-00-DR-L-0006; 137895-WWA-00-00-DR-L-0007; 137895-WWA-00-00-DR-L-0008; 137895-WWA-00-00-DR-L-0009; 137895-WWA-00-00-DR-L-0010; 137895-WWA-00-00-DR-L-0011; R-15172_102-106_ISSUE01 1; R-15172_102-106_ISSUE01 2; R-15172_102-106_ISSUE01 3; R-15172_102-106_ISSUE01 4; R-15172_102-106_ISSUE01 5; 137895-JWA-ZZ-ZZ-DR-A-0401-S2-P01; 137895-WWA-00-00-DR-L-0016; 137895-WWA-00-00-DR-L-0017; 137895-WWA-00-00-SP-L-0602-S2-P01

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

3 The Construction Methodology and Management Plan as approved shall be adhered to during the construction phase of the development.

4 The building works required to implement this permission shall be carried out only between the following times:

0800 to 1800 Mondays to Fridays

0830 to 1300 Saturdays

And not at all on Sundays and Bank Holidays.

The hours specified relate to activities which are audible at the site boundary.

5 The development hereby permitted shall be completed in accordance with the external materials specified within the Design and Access Statement by Jestico and Whiles dated November 2020 as approved.

6 The boundary treatments as set out on the External Materials Key Plan ref. 137895-WWA-00-00-DR-L-0002 submitted with this application shall be constructed in accordance with the details specified on the approved plan and permanently maintained accordingly.

7 All hard and soft landscaping shall be carried out in accordance with the approved details as set out in drawing numbers 137895-WWA-00-00-DR-L-0002 and 137895-WWA-00-00-DR-L-0008 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.

8 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 completion of the development.

9 All hard surfacing comprised in the approved details of landscaping shall be carried out within 3 months of the completion of the development.

- 10 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.
- 11 No tree shown retained on the approved plans, or 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.
- 12 No development shall take place above slab level until an Arboricultural Method Statement (AMS) which will fully addresses the complex phasing of tree protection measures and the nature of those measures is 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 and maintained until the conclusion of all site and building operations.
- 13 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.
- 14 The measures to address adaptation to climate change as set out within the Design and Access Statement by Jestico and Whiles dated November 2020 and the BREEAM Pre-Assessment prepared by RSK shall be implemented and permanently maintained in accordance with the approved details.
- 15 The development permitted by this planning permission shall be carried out in accordance with the Drainage Strategy, Flood Risk Assessment and Sustainable Drainage System Statement, dated October 2020, Rev. P02, Report Reference: 6506R001 FRA, prepared by BCAL Consulting and the drawings Proposed Drainage Layout Sheet 1 of 2, Drawing No. 137895-BCAL-00-00-DR-C-0050, Rev. P5, dated 21.01.21, prepared by BCAL Consulting and Proposed Drainage Layout Sheet 2 of 2, Drawing No. 137895-BCAL-00-00-DR-C-0051, Rev. P4, dated 21.01.21, prepared by BCAL Consulting and the following mitigation measures:
 1. Limiting the surface water run-off rates to a maximum of 2l/s for all rainfall events up to and including the 1 in 100 year + climate change event with discharge into the Thames Water Sewer
 2. 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 + climate change (40%) event.
 3. Implement drainage strategy based on a dry swale with under-drain,

raingardens, geocellular attenuation and restricted discharge at 2l/s via a Hydro-Brake into the Thames Water surface water sewer.

- 16 No development shall take place above slab level until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Drainage Strategy, Flood Risk Assessment & Sustainable Drainage System Statement, dated October 2020, Rev. P02, Report Reference: 6506R001 FRA, prepared by BCAL Consulting and the drawings Proposed Drainage Layout Sheet 1 of 2, Drawing No. 137895-BCAL-00-00-DR-C-0050, Rev. P5, dated 21.01.21, prepared by BCAL Consulting and Proposed Drainage Layout Sheet 2 of 2, Drawing No. 137895-BCAL-00-00-DR-C-0051, Rev. P4, dated 21.01.21, prepared by BCAL Consulting. The scheme shall also include:
1. 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 corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.
 2. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as porous tarmac / permeable paving, swales and raingardens, reducing the requirement for any underground storage.
 3. Provision of half drain down times within 24 hours
 4. Silt traps for protection for any residual tanked elements.
 5. Details of the management of any areas of informal flooding up to the 1 in 100 year plus climate change event.
 6. Provision of an exceedance plan for events greater than the 1 in 100 year plus climate change event.
- 17 Upon completion of the drainage works for the site in accordance with the timing / phasing arrangements, the following must be submitted to and approved in writing by the Local Planning Authority:
1. Provision of a verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme). The verification report shall include photographs of excavations and soil profiles/horizons, installation of any surface water structure (during construction and final make up) and the control mechanism.
 2. Provision of a complete set of as built drawings for site drainage.
 3. A management and maintenance plan for the SuDS features and drainage network.
- 18 The playing field mitigation works, including the new cricket practice nets, the replacement artificial cricket wicket, long jump pit and shot put/hammer circle and reconfigured playing pitches shall be provided in accordance with Drawing Nos 137895-WWA-00-00-DR-L-0004 P01 (External Sports Strategy Summer), 137895-WWA-00-00-DR-L-0005 (External Sports Strategy Winter) and 137895-WWA-00-00-SP-L-0602-S2-P01 (The Saint John Henry Newman Catholic School All Weather Cricket Pitch Specification (November 2020)) and made available for use within 12 months of commencement of development.

- 19 Within 12 months of the removal of the contractors' compound the playing field must be reinstated and be available for use in accordance with the approved St John Henry Newman Compound Reinstatement scheme (Agrostis Sports Surface Consulting -November 2020).
- 20 The Travel Plan as submitted with this planning application shall be implemented, monitored and reviewed in accordance with the agreed travel plan targets to the satisfaction of the Local Planning Authority in consultation with Hertfordshire County Council as Highways Authority.
- 21 The recommendations and mitigation measures set out within the External Lighting Report by Hoare Lee and MEP Engineering dated November 2020 shall be implemented and permanently maintained in accordance with the approved details.

INFORMATIVES

1. 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.

2. You are advised to prepare a management and maintenance plan, to ensure the SuDS features can be maintained throughout the development's lifetime. This should follow the manufacturers' recommendation for maintenance and/or guidance in the SuDS Manual by Ciria.
3. All Public Rights of Way including the cycle way adjacent to the site should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. The safety of the public using the routes and any other routes to be used by construction traffic should be a paramount concern throughout the duration of the works, consequently safe passage past the site should be maintained at all times. The condition of the

route should not deteriorate as a result of these works, any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) must be made good by the applicant to the satisfaction of the Planning and Highway Authority. All materials must be removed at the end of the construction phase and not left on the Highway or Highway verges. Further details regarding Rights of Way can be obtained from the Rights of Way Unit at County Hall, Hertford.

4. To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

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- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

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5 **20/00643/RMM - MATALAN - UNIT B-C, DANESTRETE, STEVENAGE**

The Committee considered an application for reserved Matters application for access, appearance, layout, landscaping and scale pursuant to outline planning permission reference 14/00559/OPM for residential development of up to 526 residential apartments and commercial units Class A1 (retail) A2 (professional and financial) A3 (restaurant) and A4 (drinking establishments) and A5 (hot food take away) with associated access, parking and landscaping following demolition of existing buildings.

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

The Acting Development Control Manager gave an introduction to the Committee.

She advised that the main issues for consideration in the determination of this application were now the impact upon the character and appearance of the area; whether the design of the development was of high quality in accordance with policy; the effect of the proposed development of the amenities of existing neighbours; whether the development would provide an acceptable living environment for future residents; the impact of the development on the highway network; parking provision; flood risk, trees and landscaping/open space, ecology, sustainable construction and climate change.

The Committee was advised that the scheme would revitalise this under-utilised urban site which is dominated by surface parking. The introduction of high quality architecture, new landscaped open space, with ground floor commercial uses alongside much needed housing would help transform this part of Stevenage. The development would have a number of synergies with neighbouring sites, including the new bus interchange and neighbouring SG1 redevelopment. The proposal would make efficient and imaginative use of the site and provide for a tenure blind community in a distinctive new neighbourhood.

It was noted that the Applicant had actively worked with officers and The Design Council in order to enhance the overall design. It was considered that the design as proposed would deliver high quality, well-designed architecture which would enhance the wider regeneration of the town centre and deliver townscape and visual enhancements of the existing site and the wider area.

The Applicant sought a number of changes to the layout of the site in terms of vehicular access and parking provision, however officers advised that the Highways Authority did not consider that these changes would prejudice the safety and operation of the highway network.

In terms of affordable housing, the Assistant Director (Planning and Regulation) advised that the applicant was a social housing provider and would be encouraged by the Council to provide as much affordable housing as possible within the scheme.

With regard to the parking to serve the new development, a total of 109 spaces had been approved as part of the Outline permission. That was a shortfall of 64 spaces on the standards applied at the time. 52 spaces were now proposed and this complied with the recently adopted standards. Given the central location and the fact the site was highly accessible in relation to the town's bus and rail stations which were within close walking distance, the parking proposed within the development was considered by officers and the Highway Authority to be acceptable and would encourage the adoption of a more sustainable lifestyle of walking and cycling.

The Committee were circulated with addendum information as follows:

Paragraph 8.5.4 to be amended:

In addition to affordable housing, financial contributions were also required in accordance with the Hertfordshire County Council tool kit and contributions to Stevenage Borough Council. ~~for the maintenance of the Public Realm (although the precise figure is yet to be agreed) and the provision of the Primary School within the development site.~~ The previous applicant under the Outline planning application had agreed to provide contributions toward Primary and Nursery Education, Childcare and Library facilities. They had also agreed to provide contributions to SBC toward improvements to outdoor open space and children's play provision which would be calculated on the mix of residential units. These were secured by way of a S106 legal agreement.

Paragraph 9.2: to be deleted.

10. Recommendation (Amended Conditions and delegated authority to the Assistant Director of Planning and Regulation)

Paragraph 10.1 of the report is to be amended to read as follows:-

That Reserved Matters is GRANTED subject to the following conditions:

And any minor changes to the conditions listed below to be delegated to the Assistant Director of Planning and Regulation and the Chairman of the Planning and Development Committee.

It was **RESOLVED** that planning permission be granted subject to the following conditions:

That Reserved Matters is GRANTED subject to the following conditions:

1. Approved Plans

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

MTL-MLA-ZZ-00-DR-A-901100-P2; MTL-MLA-ZZ-01-DR-A-901101-P2; MTL-MLA-ZZ-02-DR-A-901102-P2; MTL-MLA-ZZ-03-DR-A-901103-P2; MTL-MLA-ZZ-04-DR-A-901104-P2; MTL-MLA-ZZ-05-DR-A-901105-P2; MTL-MLA-ZZ-06-DR-A-901106-P2; MTL-MLA-ZZ-07-DR-A-901107-P2; MTL-MLA-ZZ-08-DR-A-901108-P2; MTL-MLA-ZZ-09-DR-A-901109-P2; MTL-MLA-ZZ-10-DR-A-901110-P2; MTL-MLA-ZZ-11-DR-A-901111-P2; MTL-MLA-ZZ-12-DR-A-901112-P2; MTL-MLA-ZZ-13-DR-A-901113-P2; MTL-MLA-ZZ-14-DR-A-901114-P2; MTL-MLA-ZZ-15-DR-A-901115-P2; MTL-MLA-ZZ-16-DR-A-901116-P2; MTL-MLA-ZZ-17-DR-A-901117-P2; MTL-MLA-ZZ-18-DR-A-901118-P2; MTL-MLA-ZZ-19-DR-A-901119-P2; MTL-MLA-ZZ-20-DR-A-901120-P2; MTL-MLA-ZZ-21-DR-A-901121-P2; MTL-MLA-XX-EE-DR-A-902150-P1; MTL-MLA-XX-EE-DR-A-903100-P1; MTL-MLA-XX-EE-DR-A-903101-P1; MTL-MLA-XX-EE-DR-A-903102-P1; MTL-MLA-XX-EE-DR-A-903103-P1; MTL-MLA-XX-EE-DR-A-903104-P1; MTL-MLA-XX-EE-DR-A-903105-P1; MTL-MLA-XX-EE-DR-A-903106-P1; MTL-MLA-XX-EE-DR-A-903107-P1; MTL-MLA-XX-EE-DR-A-903108-P1; MTL-MLA-XX-EE-DR-A-903109-P1; MTL-MLA-XX-EE-DR-A-903110-P1; MTL-MLA-XX-XX-DR-A-903200-P1; MTL-MLA-XX-XX-DR-A-903201-P1; MTL-MLA-XX-XX-DR-A-

903202-P1; MTL-MLA-XX-XX-DR-A-903203-P1; MTL-MLA-XX-XX-DR-A-903204-P1; MTL-MLA-XX-XX-DR-A-903205-P1; MTL-MLA-XX-XX-DR-A-903206-P1; MLUK-799-A-SK-080-R02.

2. Two year time limit

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

3. External materials

Before any above-ground work is commenced on any individual phase of the development hereby permitted, samples of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- i) Facing and roof materials;
- ii) Balcony treatment;
- iii) Window material details;
- iv) The boundary treatment;
- v) External rainwater goods where permitted.

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

4. Surfacing materials

No development (excluding any demolition and enabling works) of the development shall commence until details of the following matters in respect of the outline have been submitted and approved in writing by the Local Planning Authority:

- a) surfacing materials;
- b) contamination;
- c) green/brown roofs;
- d) cycle parking;
- e) electric vehicle parking provision; and
- f) tree protection in accordance with British Standards.

The development shall be carried out in accordance with the approved details.

5. Telecommunications/Satellite Strategy

Prior to occupation of each phase(s) of development within the application site, details of any associated communal telecommunications infrastructure and plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved and maintained as such thereafter.

6. External lighting

Prior to above ground works in each phase of development pursuant to condition 4, details of any external lighting (including access roads, footpaths and footways) proposed shall be submitted to and approved in writing by the

Local Planning Authority. The approved external lighting shall be provided before that phase of development is occupied.

7. Ecology

Prior to occupation of each phase(s) of development within the application site the measures detailed in the Ecological Impact Assessment (Non EIA) prepared by Ecologybydesign dated October 2020 shall be fully implemented.

8. Bird and Bat Boxes

Prior to above ground works for each phase of development, a strategy for the siting and maintenance of permanent nesting and roosting boxes within the façade and roof ledges of built structure and/or trees shall be submitted to and approved in writing by the Local Planning Authority. Nesting and roosting boxes shall be provided in accordance with the approved strategy prior to occupation of the relevant building.

9. Landscaping

No development shall take place above slab level for each phase of development until there has been submitted to and approved in writing 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.

10. Long term management

Any trees or plants comprised within the scheme of landscaping , which within a period of five years from the completion of any phase 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.

11. Energy and Sustainability statement

Prior to any occupation the measures detailed in the submitted Energy and Sustainability Statement to manage adaptability to climate change along with measures to manage overheating and cooling shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

12. Highways Accesses

Prior to the first occupation of Phase 2 of the development hereby permitted, the vehicular access(es) and egresses shall be provided and thereafter retained at the position(s) shown on the approved plan(s) drawing numbers 20164-MA-XX-XX-DR-C-0016 Rev P01 and 20164-MA-XX-XX-DR-C-0017 RevP01. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or

onto the highway carriageway.

13. Highways Visibility Splays

Prior to the first occupation of Phase 2 of the development hereby permitted, visibility splay(s) measuring 2.4 x 43 metres shall be provided to each side of the access(es) 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.

14. Provision of Parking and Servicing Areas

Prior to the first occupation or use of the development hereby permitted, the proposed access, onsite cycle parking for that phase in accordance with SBC standards, servicing / loading, unloading / turning /waiting area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan(s)
(20164-MA-XX-XX-DR-C-0016 Rev P01, 20164-MA-XX-XX-DR-C-0017 Rev P01 and MTL-MLA-ZZ-00-DR-A-901100 Rev P2), and retained thereafter available for that specific use.

15. Parking Permits and Car Club

Prior to the occupation of 50% of the dwellings in Phase 1 hereby permitted, details of the following shall be submitted to and agreed in writing by the Local Planning Authority and thereafter be implemented:

- (i) 15 parking spaces to be secured, at the Applicant's expense, in Council owned car parks in the Town Centre; and
- (ii) The Applicant shall use best endeavours to encourage the use of a Car Club by future residents.

The Applicant shall be released from obligation (i) detailed above upon the delivery of car parking in Phase 2 of the development hereby permitted.

16. Existing Access to be closed

Prior to the first occupation / use of the development hereby permitted, vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access(es) shown on drawing number MTL-MLA-ZZ-00-DR-A-901100 P2 only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access(es).

17. Highway Works

No development shall commence until a detailed scheme for the offsite highway improvement works to facilitate a pedestrian crossing from the site frontage on Danesgate into the new bus interchange as indicated on drawing

number 20164-MA-XX-XX-DR-C-0017 Rev P01 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any occupation or use of the development hereby permitted.

18. Electric Vehicle Charging Points (EVCP)

Prior to the occupation of the Car Park hereby permitted, the details of the [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.

19. Cycle Parking

Prior to the occupation of each relevant phase and/or use of the development hereby permitted, a scheme for the parking of cycles including details of the design, level and siting of the proposed parking 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.

20. Public Highway

The proposed new highway boundary(ies) or areas of public highway/realm under control of Stevenage Borough Council shall be marked out on site prior to commencement of construction of any part of the development fronting the highway.

21. Dedication of public highway

The proposed new highway boundary(ies) to facilitate a new public footway and cycleway on land fronting Lytton Way/Danesgate as illustrated on drawing number 20164-MA-XX-XX-DR-C-00 P02 HIGHWAYS AMENDMENTS PROPOSED WORKS AND ORDERS DRAFT shall be marked out on site prior to commencement of construction. No part of the development shall be occupied until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

22. Access Gates – Configuration

Prior to the first occupation /use of each relevant phase of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards (permit fire tender access), set back, and thereafter retained a minimum distance of 6 metres from the edge of the highway.

23. Sustainable Drainage Systems

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Conisbee reference MTL-CON-xx-xx-RP-C-000001 Version 3 dated 26 October 2020, the Designers Response to LLFA SuDS Review reference 200523/A Prais Version 1 dated 15 January 2021 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 17.5 l/s during the 1 in 100 year event plus 30% 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 255 m³ (or such storage volume agreed with the LLFA) of total storage volume in detention basins, rain gardens and attenuation tanks.
3. Discharge of surface water from the private drain into the 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. Surface Water Drainage

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, 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. Final, fully detailed drainage layout including detailed engineered drawings of the proposed SuDS features with cross section drawings, their size, volume, depth and any inlet and outlet features including all connecting pipe runs.
2. Final, detailed post-development network calculations including half drain down times up to and including the 1 in 100 year + 30% climate change event. Please note that the main site network to be modelled separately to the Highways network.
3. Evidence that any consequential flood risk to the highway up to the 1 in 100 year + climate change event can be managed without increasing flood risk to adjacent properties. If there is to be flooding, it should be managed effectively with third party agreement.

Upon completion of the drainage works 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.

25. Delivery and Servicing Plan

Prior to the first occupation of each relevant phase of the development hereby permitted, a Delivery and Servicing Plan shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

26. Noise

Prior to first occupation of the proposed development, details of the proposed noise mitigation measures shall be submitted for approval to the Local Planning Authority. The noise mitigation measures shall be based upon “Redevelopment of the Matalan Site, Stevenage, Residential Planning Noise and Vibration Report” Report reference 20297-R03-C dated 26th October 2020 by Sandy Brown Associates. Following approval, the measures shall be maintained thereafter.

27. Noise

At the nearest noise sensitive premises, the cumulative noise levels from the operation of all new plant shall comply with the plant noise limits specified in Table 10 of “Redevelopment of the Matalan Site, Stevenage, Residential Planning Noise and Vibration Report” Report reference 20297-R03-C dated 26th October 2020 by Sandy Brown Associates.

28. Sound Attenuation

Before the use of the building for Sui Generis (former Use Class A4 or A5) purposes is commenced a scheme of sound attenuation works shall be submitted to the Local Planning Authority for written approval, installed and thereafter retained. The scheme of works shall be capable of restricting noise breakout from the A4 use to the flat above to levels complying with the following:

Bedrooms. Noise Rating Curve NR20 (2300 to 0700 hrs)

Living Rooms. Noise Rating Curve NR25 (0700 to 2300 hrs)

Noise Rating Curve shall be measured as a 15 minute linear Leq at the octave band centre frequencies 31.5 Hz to 8 kHz.

29. Deliveries and Servicing Hours

Deliveries and servicing by commercial vehicles shall only be made to or from the commercial premises between 0700 to 1800 hrs on any day, and at no other time without the prior agreement in writing of the Local Planning Authority.

30. Hours of operation

The Sui Generis (formerly A4 and A5) uses hereby permitted shall only

operate Monday to Saturday 10.00hrs to 23.00hrs and 10.00hrs to 22.00hrs on Sundays and Bank Holidays.

31. Extraction and ventilation

Details of the kitchen extract ventilation scheme to be used by Sui Generis uses (former A4 or A5 class) shall be submitted to the Local Planning Authority for approval. The extract ventilation system shall incorporate a three-stage carbon filtration or similar system based on current standards. Following approval and installation, the system shall thereafter be permanently maintained.

32. External Lighting

A detailed lighting scheme shall be undertaken and submitted to the Local Planning Authority for approval with details of all external lighting, including lighting required for pedestrian walkways, parking areas and security lighting and there shall be no external illumination erected, installed or operated on any part of the site other than in accordance with the approved details.

The following limits shall not be exceeded by the exterior light installations:

Sky Glow ULR (Max%) 5.0

Maximum light into windows Ev (lux) 07.00 to 23.00hrs 10 Lux; 23.00 to 07.00hrs 2 Lux

Source intensity I 07.00 to 23.00hrs 10 kcd; 23.00hrs to 07.00hrs 1 kcd

Building luminance 07.00 to 23.00hrs Average L 10 (cd/m sq)

33. Landscaping, Public Realm, children's play and Street Furniture

Prior to the first occupation of buildings in each phase of development pursuant to condition 4, a scheme of landscaping scheme including details of both hard and soft landscaping, street furniture, the pond and children's play for that relevant phase(s) shall be submitted and approved in writing by the local planning authority. The scheme shall also include a schedule of all trees (including tree pit design), shrub, plants and other vegetation planting which shall form part of any landscaping scheme. The scheme as approved shall be implemented within the first available planting season following the completion of each relevant phase(s) of development. Any trees, shrubs or plants that die within a period of two years (the period in which the developer is responsible for maintenance) from the completion of each relevant phase(s) of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives written permission for any variation.

34. Planting Season

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 each phase of development or the completion of the development whichever is the sooner.

35. Hard surfacing

All hard surfacing comprised in the approved details of landscaping shall be carried out within Three; months of the first occupation of each phase of the development or the completion of the development, whichever is the sooner.

36. Restriction on change of use

Notwithstanding the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that order) the non-residential units hereby permitted shall be used only for Use Classes E and Sui Generis (formerly A4 & A5) of the schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purposes (including Use Class C3 – Residential), unless agreed in writing or approved by way of separate planning permission

INFORMATIVES

HIGHWAY INFORMATIVES:

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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/business-and-developer-information/development-management/highways-development-management.aspx>

AN2) 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/business-and-developer-information/development-management/highways-development-management.aspx>

AN3) 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/business-and-developer-information/development-management/highways-development-management.aspx>

AN5) 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/business-and-developer-information/development-management/highways-development-management.aspx>

AN6) Estate Road Adoption: The applicant is advised that if it is the intention to request that

Hertfordshire County Council as Highway Authority adopt any of the highways included as part of this application as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. The applicant is further advised that the County Council will only consider roads for adoption where a wider public benefit can be demonstrated. The extent of adoption as public highway must be clearly illustrated on a plan. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roadsand-pavements/business-and-developer-information/development-management/highwaysdevelopment-management.aspx>

Flooding

For further advice on what we expect to be contained within the FRA to support a planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and->

environment/water/surface-water-drainage/surface-water-drainage.aspx

Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

_____ [Excavation for foundations](#)

_____ [Damp proof course](#)

_____ [Concrete oversite](#)

_____ [Insulation](#)

_____ [Drains \(when laid or tested\)](#)

_____ [Floor and Roof construction](#)

_____ [Work relating to fire safety](#)

_____ [Work affecting access and facilities for disabled people](#)

_____ [Completion](#)

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

Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

The Committee considered an application for the variation of condition 1 (Approved Plans) attached to planning permission 19/00253/FPM

The application was before the Committee for determination because the proposal seeks to amend the approved design of the Brise Soleil which was previously determined by the Committee.

The Development Control Manager gave an introduction to the Committee. He advised that the main issue for consideration of this application was the impact on the visual amenity of the area.

The Committee was advised that the utilisation of an extended brise soleil combined with the textured cladding to the building would significantly improve its visual appearance. This was because it would give the building a contemporary modern appearance and would help to break up visual mass. In addition, the use of the contrasting colours of the brise soleil louvres would also help to add variety and interest into the visual appearance of the building. In addition, the colours adopted for the Brise Soleil would give the building a softer appearance.

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:

S170283-001 A; S170283-010 A; S170283-011 A; S170283-012 A; S170283-031 A; S170283-032 A.
2. 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.
3. 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.
4. 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.

5. 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.

6. 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.
7. 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.
8. If contamination is found on or nearby the site, the disposal of surface water via infiltration is not recommended.
9. 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.
10. 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.

11. Prior to the first occupation of the development hereby permitted, 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.
12. 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.

7 **THE IMPACT OF DEVELOPMENT ON BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT**

The Planning Policy Manager presented the report on the adoption of the SBC Impact of Development on Biodiversity Supplementary Planning Document (SPD). Members expressed views on the report before submission to Executive on Wednesday 10 March 2021.

The Committee was advised that the SPD outlined:

- How the Council would assess planning applications, which would have an impact on biodiversity;
- The information applicants would need to provide to enable the Council to apply the Government metric to quantify and assess impacts; and
- The standards expected for impact calculations and any offset delivery.

In response to a question, officers agreed to investigate the use of maps and in particular local woodland areas which appeared to be missing.

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

8 **DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENTS**

The Planning Policy Manager presented the report on Adoption of the SBC Developer Contributions Supplementary Planning Document (SPD) 2021. Members expressed views on the report before submission to Executive on Wednesday 10 March 2021.

The Committee was advised that the aim of the SPD was to set out the Council's proposed approach to the use of Section 106 agreements to secure developer

contributions from new developments. This would assist planning officers, applicants, service providers, Councillors and members of the public through the planning application process, ensuring that the process is fair and transparent and applied consistently.

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

9 **INFORMATION REPORT - DELEGATED DECISIONS**

Noted.

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

Noted.

11 **URGENT PART I BUSINESS**

None.

12 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

13 **URGENT PART II BUSINESS**

None.

CHAIR