

Meeting: PLANNING AND DEVELOPMENT COMMITTEE **Agenda Item:**

Date: 31 OCTOBER 2017

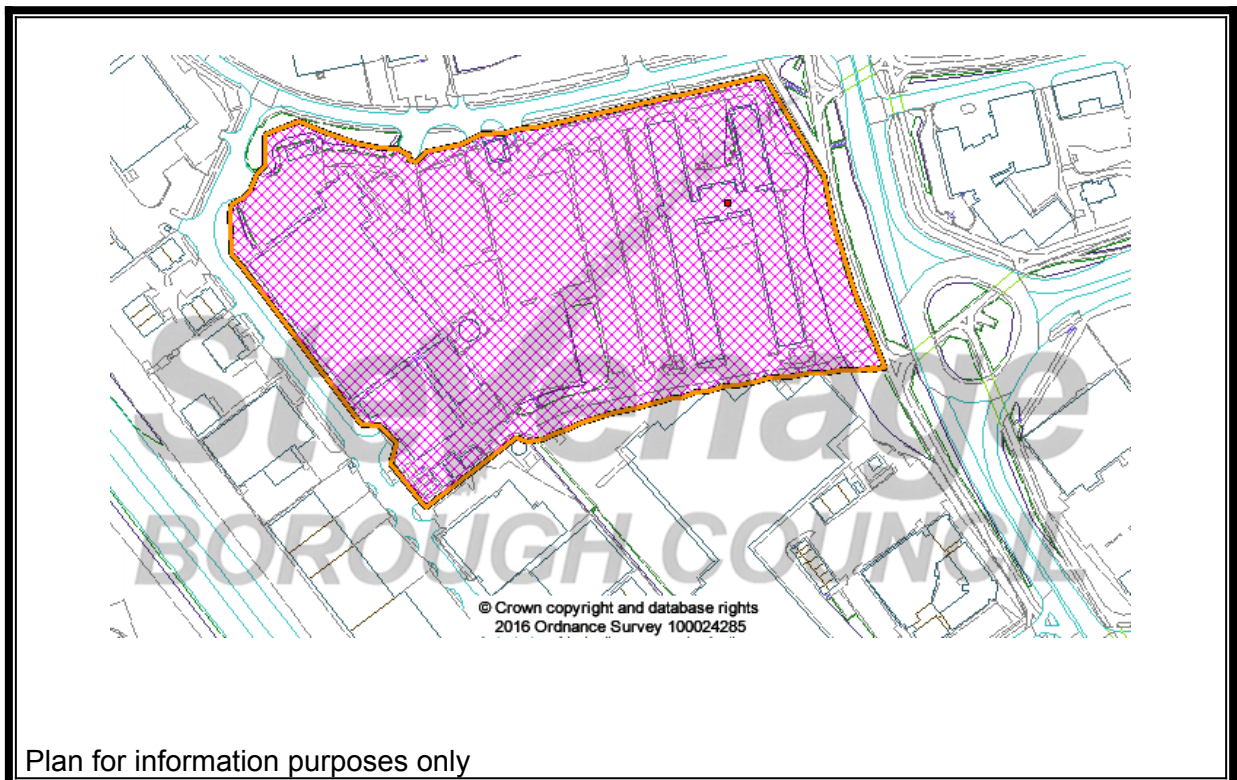
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Application No:	17/00549/FPM
Location:	Fujitsu Services, Cavendish Road, Stevenage, Hertfordshire, SG1 2DY.
Proposal:	Single-storey extension to existing Data Centre.
Drawing Nos.:	0453 FTS STE10b – 1003 T02; 0453 FTS STE10b – 1102 T01; 0453 FTS STE10b – 1110 T01; 0453 FTS STE10b – 1120 T03; 0453 FTS STE10b – 1121 T03; 0453 FTS STE 10b – 1122 T03; 0453 FTS STE10b – 1126 T03; 0453 FTS STE10b – 1140 T04; 0453 FTS STE10b – 1150 T04; 0453 FTS STE10b – 1151 T02; 0453 FTS STE10b – 1152 T01; 0453 FTS STE10b – 1153 T01; C170614-400 P1; C170614 – 202 P1; C160714 – 204; 0453 FTS STE10b – 2111 – PL T01.
Applicant:	Fujitsu Services Limited (FTS)
Date Valid:	10 August 2017
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site is located on the north-western side of Gunnels Wood Road which falls within the Gunnels Wood Employment Area. The application site and its immediate surrounding area comprise the Fujitsu complex which comprises two main buildings; a four storey office building of 14,201 square metres gross external floor area which overlooks the roundabout at the junction of Fairlands Way with Gunnels Wood Road, and, a warehouse style building which currently houses the existing data centre which lies adjacent to Cavendish Road and Babbage Road. The access to the application site is taken from Cavendish Road which is located in close proximity to the existing data centre. In regards to topography, the site slopes steeply up from Gunnels Wood Road towards the west and there is also a marked change of level up from the internal roadway that runs along the southern boundary with AVC to the parking areas of the application site.
- 1.2 To the north of the site is the former John Lewis Depot which comprises a Grade II (un-starred) Listed Building. To the west beyond Gunnels Wood Road is Maxwell Road which comprises the FIRA building which is a single-storey building with a profiled roof and to the east is Babbage Road which comprises a number of commercial and light industrial buildings. To the south is the former AVC building (currently occupied by Kolak Snacks) which comprises a part two-storey, low-bay warehouse and three-storey high bay warehouse which are connected by a conveyor belt wing. There is also the Bowmans Trading Estate to the south of the site as well which comprises a mixture of offices, light industrial premises and a builder's merchant.

2. RELEVANT PLANNING HISTORY

- 2.1 Planning application 2/0049/71 sought permission for the installation of petrol pump and storage tank. This application was granted planning permission in April 1971.

- 2.2 Planning application 2/0117/82 sought permission for the installation of a vehicular access, re-siting of timber store shed and two illuminated towers. This application was granted planning permission in May 1982.
- 2.3 Planning application 2/0295/85 sought permission for the erection of a warehouse, ancillary offices, pump house, sprinkler tank, flammable liquid store, lorry operational area, car parking facilities, pedestrian and vehicular access. This application was granted planning permission in October 1985.
- 2.4 Planning application 2/0296/85 sought permission for the relocation of lorry parking area, new access road, alterations to vehicular access and additional vehicular access. This application was granted planning permission in October 1985.
- 2.5 Planning application 2/0293/86 sought permission for the retention of gate house. This application was granted planning permission in September 1986.
- 2.6 Planning application 2/0373/86 sought permission for an operations building incorporating ancillary offices, high bay warehouse with conveyor link building, car parking, servicing facilities, rear retaining walls and perimeter access road. This application was granted planning permission in December 1986.
- 2.7 Planning application 2/0023/89 sought permission for the erection of a two-storey building to dorm computer suite and offices with car parking facilities. This application was granted planning permission in March 1989.

- 2.8 Planning application 2/0099/88 sought permission for the laying out of an access road to link I.C.L site and former control data centre site.
- 2.9 Planning application 2/0093/88 sought permission for the erection of a two-storey reception block, toilet and plant room linked to operations building.
- 2.10 Planning application 2/0190/90 sought permission for the refurbishment of link building, new reception area and new car park. This application was granted planning permission in August 1990.
- 2.11 Planning application 2/0318/91 sought permission for the erection of a bridge link between west wing and P.D.C Building. This application was granted planning permission in December 1991.
- 2.12 Planning application 2/0357/91 sought permission for the erection of a single-storey extension. This application was granted planning permission in February 1992.
- 2.13 Planning application 2/0370/91 sought permission for the erection of a two-storey office building. This application was granted planning permission in December 1991.
- 2.14 Planning application 2/0135/93 sought permission for the erection of a toilet block and goods entrances to existing warehouse junction of Babbage Road/Cavendish Road. This application was granted planning permission on June 1993.
- 2.15 Planning application 2/0041/98 sought permission for the construction of canopy for loading bay. This application was granted planning permission in March 1998.
- 2.16 Planning application 08/00179/FP sought permission for the alterations to car parking layout to allow for the creation of 216 additional spaces. This application was granted planning permission in May 2008.

3. THE CURRENT APPLICATION

- 3.1 The current planning application seeks permission for the erection of a single storey extension to the existing data hall. The proposed building would measure approximately 21.20m in length and span 66.90m in width with a floor area of approximately 1,384 sq.m. In terms of height, the proposed building, as measured from finished ground floor level, would be approximately 4.1m. The structure would be located adjacent to the existing data hall which would be connected via a bridge walkway and positioned 18.88m from Cavendish Road.
- 3.2 This application comes before the planning committee for consideration as it is a major application.

4. PUBLIC REPRESENTATIONS

- 4.1 As a major planning application, the proposal has been publicised by way of letters to adjoining premises, site notices and a press notice. At the time of drafting this report no responses have been received.

5. CONSULTATIONS

5.1 Hertfordshire County Council Highways

- 5.1.1 It is considered that the proposed development would not have a detrimental impact on the safety and operation of the highway. In addition, the construction management plan submitted by the applicant is considered to be acceptable.

5.2 Hertfordshire County Council Lead Local Flood Authority

- 5.2.1 The proposed drainage strategy as submitted by the applicant is considered to be acceptable. However, this is subject to a condition requiring the drainage strategy to be carried out in accordance with the submitted details. In addition, it is recommended that the Local Planning Authority be satisfied that the proposed underground surface water attenuation features can be maintained for its lifetime and therefore recommend a maintenance and adoption plan is provided by the applicant.

5.3 Hertfordshire County Council Fire and Rescue

- 5.3.1 It is considered that the access for fire appliances and provision of water supplies appears to be adequate.

5.4 Hertfordshire Constabulary Crime Prevention Design Service

- 5.4.1 There are no concerns raised about the proposal.

5.5 Council's Environmental Health Section

- 5.5.1 It is considered that as there is some contamination of the site, the applicant will need to undertake an assessment to find the extent of the contamination and to advise on any mitigation measures. Given the nature of the development, they may choose to leave this in situ but this will need to set out in their assessment. In addition, a condition should be imposed to control the hours of construction.

6. RELEVANT PLANNING POLICIES

6.1 Background to the Development Plan

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
- The Stevenage District Plan Second Review 2004.

The Council has now commenced work on the new Stevenage Borough Local Plan 2011-2031. The draft version of the Plan was published in January 2016 and will be

used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Site Specific Policies DPD, the draft Gunnels Wood Area Action Plan (AAP), the draft Old Town AAP, the Pond Close Development SPG, Stevenage West Masterplanning Principles SPG, the Gunnels Wood Supplementary Planning Document and the Interim Planning Policy Statement for Stevenage are no longer material considerations in the determination of all planning applications registered on or after Wednesday 6 January 2016.

- 6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.
- 6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in any emerging Development Plan Document, the adopted Development Plan policies currently continue to have greater weight.

6.2 Central Government Advice

- 6.2.1 In March 2012 the National Planning Policy Framework (NPPF) was published and in doing so it replaced many documents including all Planning Policy Guidance Notes and Planning Policy Statements. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 215 of the NPPF applies which states that only due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.
- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.
- 6.2.3 In addition to the NPPF advice in the Planning Practice Guidance (March 2014) also needs to be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

6.3 Adopted Local Plan

Policy TW1: Sustainable Development;
Policy TW2: Structural Open Space;
Policy TW8: Environmental Safeguards;

Policy TW9: Quality in Design;
Policy E2: Employment Areas;
Policy E4: Acceptable Uses in Employment Areas;
Policy T6: Design Standard;
Policy T12: Bus Provision;
Policy T13: Cycleways;
Policy T14: Pedestrians;
Policy T15: Car Parking Strategy;
Policy EN13: Trees in New Developments;
Policy EN27: Noise Pollution.

6.4 Stevenage Borough Local Plan 2011-2031 Publication Draft (Emerging Local Plan)

Policy SP1: Presumption in favour of sustainable development;
Policy SP2: Sustainable Development in Stevenage;
Policy SP3: A strong, competitive economy;
Policy SP8: Good Design;
EC4: Remainder of Gunnels Wood;
Policy IT5: Parking and Access;
Policy GD1: High Quality Design;
Policy FP2: Flood risk in Flood Zone 1;
Policy FP5: Contaminated Land;
Policy FP7: Pollution;
Policy NH5: Trees and woodland

6.5 Supplementary Planning Documents

Parking Provision Supplementary Planning Document January 2012.

7. APPRAISAL

7.1 The main issues for consideration in the determination of this application are land use policy, impact on the character and appearance of the area, impact upon neighbouring amenities, means of access, parking provision, development and flood risk, trees and landscaping and the impact on the environment.

7.2 Land Use Policy Considerations

7.2.1 The National Planning Framework (NPPF) states that *“the purpose of the planning system is to contribute to the achievement of sustainable development”*. In paragraph 7, the NPPF outlines three dimensions to sustainable development which are: economic, social and environmental. The economic role involves *“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure...”*.

7.2.2 Paragraph 18 of the same document relates to the aim of building a *“strong, competitive economy”* and states that the *“Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s*

inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future". Paragraph 19 makes it clear that the "Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

7.2.3 The application site is located within the Gunnels Wood employment area as defined by Policy E2 of the Stevenage District Plan Second Review 1991 – 2011 (hereby referred to as the adopted Local Plan (2004)) and Policy EC2 of the Stevenage Borough Local Plan 2011-2031 Publication Draft – 2016 (hereby referred to as the emerging Local Plan (2016)) . Policy E4 of the adopted Local Plan (2004) sets out acceptable uses in employment areas and specifically states "in the employment areas already designated a range of employment uses within the B1, B2 and B8 use classes will be encouraged. Policy EC4 of the emerging Local Plan (2016) states that planning permission will be granted within the Gunnels Wood Employment Area where:

- a. Development (including changes of use) is for B1(b) research and development, B1(c) light industry, B2 general industry and/or B8 storage and distribution;
- b. (Re-) development of the site would not prejudice the provision of an appropriate number and range of jobs across the Employment area as a whole

Note: criterion c of Policy EC4 does not apply as the site is not over two hectares in area.

7.2.4 Further to the above, it is set out in the emerging Local Plan (2016) under Policy SP3: A Strong, competitive economy, the Council will seek to encourage high intensity B-class employment uses in the most accessible locations, continue to remodel Gunnels Wood to meet modern requirements and provide a high quality and attractive business destination.

7.2.5 The application site is located within land under the ownership of Fujitsu which is an established employment based operator. The proposed development of a data hall (Use Class B1) would help to support the existing operation of the established business which operates from the site. Given this, it is considered that the proposed development fully accords with the land use policies in the adopted Local Plan (2004), emerging Local Plan (2016) and is also supported by the NPPF.

7.3 Impact on the Character and Appearance of the Area

7.3.1 The NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, as set out in paragraph 131 bullet point 3, account of the desirability of new development to make a positive contribution to local character and distinctiveness need to be considered in the determination of planning applications.

7.3.2 Turning to the Planning Practice Guidance (PPG) (2014), Paragraph 001 reinforces the NPPF in that it states that good quality design is an integral part of sustainable development. Further, the guidance states that it is recognised in the NPPF that

design quality matters and that planning should drive up standards across all forms of development. The guidance goes on to state that as a core planning principle, decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

- 7.3.3 The above is supported by adopted Local Plan (2004) Policies TW8 and TW9 and Policies GD1 and SP8 of the draft Local Plan (2016) and the Council's Design Guide SPD (2009). The application site is located on land which is owned and operated by Fujitsu. The application site currently consists of surface car parking which is bordered by the existing single-storey data hall building, associated power plant and two-storey office building. The existing data hall, which consists of a double gable-end roof, is utilitarian in design constructed from profiled sheet metal cladding with the office building constructed with red brick at ground floor level with profiled metal cladding at first floor level. The office building fenestration comprises of metal windows which run horizontally along the elevations.
- 7.3.4 The proposed development in terms of its dimensions, are set out under paragraph 3.1 of this report. In terms of appearance, the proposed development would be constructed from Wienerberger bricks finished in grey with EUROBOND cladding finished in Anthracite Grey. It is considered that the scheme would be similar to the existing warehouse style developments which have occurred along Gunnels Wood Road and the materials palette reflects the external appearance of the existing buildings at the site.
- 7.3.5 Turning to the proposed security fencing, this would comprise of 2.4m high palisade fencing with a 3m high electrified wire mesh fence located behind. The proposed fence, which is to enclose the proposed data hall building would be tied into the existing security fence which is located to the west of the site and would be similar in appearance to this existing security fence which has been erected at the Fujitsu site. Therefore, the proposed fence would not be out of character with the existing security fencing on the site.
- 7.3.6 Given the above, the proposed development in terms of height and scale, would be set against the backdrop of the existing data centre and office unit. Furthermore, due to the sloping topography of the application site, it would be set up from Cavendish Road and it would be partially obscured by the existing office wing attached to the data centre. Consequently, the proposal would not appear out of context with the existing buildings within the Fujitsu site. Furthermore, the development would reflect the finished appearance of a typical warehouse building along with the security fencing located within the Fujitsu site. Consequently, the proposal would not have a detrimental impact on the character and appearance of the Fujitsu site and the visual amenities of the wider area.

7.4 Impact upon Neighbouring Amenities

- 7.4.1 The application site is located within the established employment area of Gunnels Wood Road. Given this, combined with the fact that the nearest residential properties on Fairview Road are located 478m away, the proposed development would not have a detrimental impact on the residential amenities of the nearest residential properties. In addition, the development will also be screened by the existing industrial and commercial units which surround the application site.

7.5 Means of access

- 7.5.1 The application site is currently accessed off Cavendish Road which is designated as a local access road which a speed restriction of 30mph. The proposed development does not seek to extend or alter the existing access/egress arrangement on the site. In regards to the existing access, this is located along an industrial designed carriageway which includes a combined verge and footway which allows for a wide envelope of visibility and therefore, there is sufficient vehicle-to-vehicle inter-visibility and pedestrian visibility in line with the Department for Transport (DfT) Manual for Streets.
- 7.5.2 In regards to traffic generation, Hertfordshire County Council (HCC) as the Highways Authority considers that there would limited additional traffic generated and thus, the development would not have a significant impact on the local highway network. Turning to the submitted Construction Management Plan, HCC Highways consider the details set out in the Plan to be acceptable as it ensures that construction traffic does not affect the safety and operation of the highway network.

7.6 Parking provision

- 7.6.1 Policy T15 of the adopted Local Plan (2004) states that car parking provision should be made at, or below, the maximum provision which is specified in the Council's adopted standards. Policy IT5 of the emerging Local Plan (2016) states that planning permission will be granted where proposals comply with the parking standards set out in the plan. The proposed development seeks to create a data hall where no additional staff would be created. Consequently, no additional off-street parking is required to serve the development in this instance.
- 7.6.2 Notwithstanding the above, the proposed development does seek to remove 43 no. car parking spaces (including 2 disabled parking spaces) in order to facilitate the construction of the new data hall. It is noted that the parking spaces which are to be removed were constructed as part of a wider parking scheme for 216 additional parking spaces (Planning Permission Reference: 08/00179/FP) (Providing a total of 570 spaces) which were provided within the Fujitsu site. The parking provided on-site was considered to be the maximum number of parking spaces which would be required to serve the Fujitsu site in line with the Council's Car Parking Standards at the time.
- 7.6.3 However, the proposed development would result in a reduction to the total number of parking spaces to 527. Notwithstanding this, the existing car parking area would be reconfigured to ensure that the highest numbers of car parking spaces are retained to serve the Fujitsu site. In addition the Council's Car Parking Standards SPD (2012) states that 1 parking space per 30m² gross floor area is required. Given the existing Fujitsu Offices is approximately 14,201m², there would be a requirement to provide 474 parking spaces. However, as the site is located within non-residential accessibility zone 3, a degree of restraint of between 50% to 75% of the maximum number of spaces can be applied in this instance. This would equate to between 237 and 356 spaces which given the number retained, would easily exceed the maximum number of parking spaces required under the current adopted Parking Standards.

7.6.4 Taking into consideration of the above, despite the reduction of parking spaces there is still more than sufficient parking to support the continued operation of Fujitsu and the safety and operation of the highway would not be affected in this instance. However, to ensure that sufficient off-street parking is retained on-site, if members were minded to grant planning permission, a condition could be imposed to any permission issued. This condition would require the re-configured car parking area is to be constructed and thereafter maintained in accordance with the details submitted as part of this planning application.

7.7 Development and flood risk

7.7.1 The application site is located in Flood Zone 1 within the Environment Agency's flood risk map. Flood Zone 1 is defined as land having less than 1 in 100 annual probability of flooding. Therefore, all developments are generally directed to Flood Zone 1. Notwithstanding this, the application which has been submitted to the Council is classified as a Major, therefore, in line with the Town and Country Planning (General Development) (Procedure) (England) Order 2015, the applicant has provided a Sustainable Urban Drainage Strategy.

7.7.2 The Sustainable Urban Drainage Strategy (SuDS) would comprise the installation of oversized pipes with an unrestricted flow rate into the surface water sewer network. Separately, the surface water on the site is currently managed by an existing storage tank of 122m³ from which the runoff is discharged at unrestricted rate into the drainage network. The additional hardsurfacing created by the development would be managed by the existing attenuation system which is in place.

7.7.3 Following consultation with the Lead Local Flood Authority (LLFA), they have advised that the applicant's drainage scheme is considered to be acceptable. Furthermore, the LLFA has also recommended that a condition be imposed to require the development to be carried out in accordance with the drainage strategy.

7.8 Trees and Landscaping

7.8.1 Policy EN13 of the Local Plan (2004) states that development proposals will be expected to protect and retain individual trees within development sites and should include new planting where appropriate. Policy NH5 of the emerging Local Plan (2016) stipulates that where proposals result in the loss of trees where it is demonstrated to be unavoidable, sufficient land should be reserved for appropriate replacement planting and landscaping. In addition, they should be sensitively incorporated into the development and provide appropriate locally native species of similar maturity.

7.8.2 The proposed development would involve the loss of areas of soft landscaping and comprise the removal of 2 no. sycamores and 1 no. ornamental sycamore tree. Given there are no tree protection orders (tpo) in place and the site is not located within a conservation area, consent would not be required to remove these trees in question. However, in order to compensate for the removal of these trees the applicant is proposing to plant 3 no. ornamental cherry trees. In addition, they would replace low level shrubs and grass seeding. The proposed landscaping scheme which would be provided would help to soften and enhance the visual appearance of the development. However, to ensure the landscaping is implemented, if members were minded to grant planning permission, a condition would be imposed

requiring the landscaping scheme to be carried out in accordance with the details submitted.

7.9 Impact on the Environment

- 7.9.1 It is set out in the application submission that there was previously oil storage adjacent to the site which had spilled on the site. However, the preliminary ground contamination assessment indicates that there is minimal risk of contamination at the site. In addition, the site is now used as a data hall and the back-up generator and fuel storage on site are in secure 40,000 litre fuel tanks. These tanks are located within an external bund which was installed in 2008. The proposed development does not comprise of any additional oil storage facilities.
- 7.9.2 Following consultation with the Council's Environmental Health Section it is considered there is still the potential presence of contaminants at the site. However, given the nature of the proposal being a data hall, the risk to human health is limited. Notwithstanding this, it is recommended that if during the construction phase of the development contaminants are identified, the applicant is to conduct a land contamination investigation and set out the necessary remediation strategy. This investigation and strategy will need to be approved by the Council to ensure that if there are contaminants found, they are remediated in a way to ensure that the impact on human health (contractors undertaking the development), the building and the wider environment (including ground water) are not affected by the contaminants found. This would be secured by condition if planning permission were to be granted by the Council.

8. CONCLUSIONS

- 8.1 In principle, it is considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. Furthermore, the proposed development would not have a detrimental impact on the character and appearance of the site and the visual amenities of the wider area. Moreover, the proposed development would not harm the amenities of residential properties nor prejudice the safety and operation of the highway network as there would be sufficient off-street parking following the implementation of the development. Further to this, the proposed development, subject to an appropriate condition, would have adequate sustainable drainage scheme which would ensure that surface water run-off is managed on the site and does not overload the existing mains sewer or cause flooding related issues. Finally, it is not considered that there would be any significant risks from contamination on the site
- 8.2 Given the above, the proposed development accords with the Policies contained within the adopted Local Plan (2004), the Council's Draft Local Plan (2016), the Council's Supplementary Planning Documents, the NPPF (2012) and NPPG (2014).

9. RECOMMENDATIONS

- 9.1 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:

0453 FTS STE10b – 1003 T02; 0453 FTS STE10b – 1102 T01; 0453 FTS STE10b – 1110 T01; 0453 FTS STE10b – 1120 T03; 0453 FTS STE10b – 1121 T03; 0453 FTS STE 10b – 1122 T03; 0453 FTS STE10b – 1126 T03; 0453 FTS STE10b – 1140 T04; 0453 FTS STE10b – 1150 T04; 0453 FTS STE10b – 1151 T02; 0453 FTS STE10b – 1152 T01; 0453 FTS STE10b – 1153 T01; C170614-400 P1; C170614 – 202 P1; C160714 – 204; 0453 FTS STE10b – 2111 – PL T01.

REASON:- For the avoidance of doubt and in the interests of proper planning.

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

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 The external surfaces of the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1140 T04 and 0453 FTS STE10b – 1151 T02.

REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

- 4 The security fencing to secure and to enclose the development hereby permitted shall be constructed in accordance with the details set out on drawing numbers 0453 FTS STE10b – 1003 T02 and 0453 FTS STE10b – 1151 T02.

REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

- 5 All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, 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.

REASON:- To protect the amenities of adjoining land users

- 6 The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report Version 2, dated 21st September 2017 prepared by Pinnacle Consulting Engineers by providing a minimum of additional attenuation storage of 19m³ and a maximum discharge rate of 110 L/s at 1 in 100 year rainfall event plus 30% for climate change.

REASON:- To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.

- 7 Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on drawing number 0453 FTS STE10b – 1102 T01 shall be surfaced and marked out in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted.

REASON:- To ensure adequate off-street parking provision is available at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety.

- 8 Prior to first occupation of the development hereby permitted details of a maintenance and adoption plan for the underground surface water attenuation system shall be submitted to and approved in writing by the Local Planning

Authority. The maintenance and adoption plan for the underground surface water attenuation system shall thereafter be carried out in accordance with the approved details and carried out during the lifetime of the development.

REASON:- To prevent flooding by ensuring the satisfactory disposal and storage of water from the site.

- 9 All soft landscaping works shall be carried out in accordance with the approved details set out in drawing number 0453 FTS STE10b – 2111 – PL T01 and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice.

REASON: - To ensure a satisfactory appearance for the development.

- 10 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.

REASON: - To ensure a satisfactory appearance for the development.

- 11 No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched before by a suitably qualified ornithologist.

REASON:- Nesting birds are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended).

- 12 The Construction Management Plan prepared by Structure One Mission Critical dated 29/09/2017 and the Site Construction Compound detailed under drawing number C170614-400 P1 shall be implemented in accordance with the approved details and maintained for the duration of the demolition and construction phase of the development.

REASON:- In order to safeguard the safety and operation of the highway network.

- 13 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 14, 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 15.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

- 14 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.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

- 15 The approved remediation scheme must be carried out in accordance with its terms before the recommencement 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.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

Pro-active Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

Hertfordshire County Council as Highways Authority

Prior to commencement of the development the applicant shall contact <https://www.hertfordshire.gov.uk> or call on 0300 1234 047 to obtain the requirements 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.

10. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.

5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and Planning Policy Guidance March 2014.