

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES**

Date: Thursday, 9 December 2021

Time: 6.30pm

Place: Council Chamber

**Present:** Councillors: Simon Speller (Chair), Maureen McKay (Vice Chair), Doug Bainbridge, Myla Arceno, Adrian Brown, Teresa Callaghan, Matt Creasey, Michael Downing, Jody Hanafin, Graham Lawrence CC, Mrs Joan Lloyd, Adam Mitchell CC, Graham Snell and Tom Wren

**Start / End Time:** Start Time: 06:30 pm  
End Time: 10.05 pm

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

There were no apologies for absence.

There were no declarations of interest.

**2 MINUTES**

It was **RESOLVED** that the Minutes of the Planning and Development Committee meeting held on Tuesday 2 November 2021 be approved as a correct record and signed by the Chair.

**3 21/01150/CC - THE VALLEY SCHOOL, BROADHALL WAY, STEVENAGE**

Application No:	21/01150/CC
Location	The Valley School, Broadhall Way, Stevenage
Proposal	Application for the proposed erection of a one-storey building for a replacement special needs school together with ancillary external play and teaching areas, landscaping, parking and other associated works, including demolition of existing caretaker's bungalow and provision of temporary construction access from Broadhall Way
Applicant:	Hertfordshire County Council
Recommendation:	No objection to the proposed development

The Assistant Director for Planning and Regulation presented the application for a proposed erection of a one-storey building for a replacement special needs school together with ancillary external play and teaching areas, landscaping, parking and other associated works including demolition of existing caretakers' bungalow and

provision of temporary construction access from Broadhall Way. The proposed building would be a single storey with its main entrance to the south.

He advised Members that the application came before the Committee as it was a consultation from Hertfordshire County Council (HCC) for a Major Development in Stevenage, and the statutory responsibility for determining the application rested with HCC, therefore, the Borough Council was a statutory consultee on this matter. HCC as the Local Planning authority had undertaken the necessary consultation with local residents.

The Council's Environmental Health recommended that during the course of development any contamination found or suspected, works should cease and the local planning authority shall be informed immediately. The development should not continue until any required remediation as agreed in writing by the local planning authority had been undertaken, and no burning of waste to be allowed on site.

The key issues in the determination of the application were outlined in the Officer report.

The Council's Parks and Leisure Team did not have any objection and the Police Crime Prevention and Design advisor fully supported the application.

Officer recommendation was therefore that the Borough Council did not have any objection to the proposed development.

Members debated the application, taking into account the Officer presentation and the Officer report. Members noted concern that the development would increase the congestion in the area, but supported the application as the benefits it would bring to the community outweighed any potential adverse impact.

It was **RESOLVED** that planning permission be granted, subject to the conditions as per the recommendations set out as follow:

That the Council raises No Objection to the proposed development. However, this is subject to the County Council ensuring the proposed development does not prejudice highway safety and has an acceptable drainage strategy. Furthermore, the Council recommends that appropriately worded conditions are imposed to any permission issued as specified in this committee report. Moreover, that the concerns raised in respect to landscaping and biodiversity net gain are sufficiently addressed before any formal decision is made by Hertfordshire County Council as the determining authority.

4 **21/00872/FP - GLADSTONE COURT, SPRING DRIVE, STEVENAGE, HERTFORDSHIRE SG2 8AY**

Application No:	21/00872/FP
Location	Gladstone Court, Spring Drive, Stevenage, Hertfordshire SG2 8AY

Proposal	Installation of a new heat dump for the roof solar panels on the south elevation of building at first floor level above the existing plant room doors
Applicant:	Stevenage Borough Council
Recommendation:	Grant Planning Permission

The Committee received a report seeking planning permission for the installation of a new heat dump for the roof solar panels on the south elevation of building at first floor level above the existing plant room doors.

The Assistant Director for Planning and Regulation advised Members that the application came before the Committee for consideration as the applicant was Stevenage Borough Council, otherwise it would be a delegated officer decision.

The application was for the installation of a new heat dump fan unit. The unit was to service the roof solar panels on the south elevation of the building at first floor level above the existing plant room doors. The Environmental Health undertook a Noise Impact Assessment, and recommended an acoustic screen to be installed to mitigate noise from the proposed heat dump unit.

The key issues in the determination of the application were outlined in the Officer report.

Members debated the application, taking into account the Officer presentation and the Officer report. Members noted that the application would not have any impact on the nearby amenities and supported the application.

It was **RESOLVED** that planning permission be granted, subject to the conditions as per the recommendations set out as follow:

That planning permission be GRANTED subject to the following conditions:-

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

CD-C392-Gladstone Court – 04 Revision P2; CD-C392-Gladstone Court – 11 Revision P2; CD-C392-Gladstone Court – 13 Revision P3.

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

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).

Prior to the first use of the heat dump fan unit, the acoustic screen as detailed on drawing number CD-C392-Gladstone Court – 13 Revision P3 and in the Noise Impact Assessment prepared by Spectrum Acoustic Consultants (ref.

AP1697/21322/0) shall be installed in accordance with the approved details. The acoustic screen shall thereafter be maintained in accordance with the manufacturer's specification and be permanently retained in its approved position until such time the heat dump fan unit is no longer required.

**REASON:-** To ensure the development has an acceptable appearance.

5 **21/00536/FPM - LAND TO THE NORTH WEST OF JUNCTION 7 OF THE A1(M)**

Application No:	21/00536/FPM
Location	Land To The North West Of Junction 7 Of The A1(M)
Proposal	Erection of electric vehicle charging station with ancillary retail unit, associated electrical infrastructure, car parking and landscaping
Applicant:	GRIDSERVE Sustainable Energy Ltd
Recommendation:	GRANT PLANNING PERMISSION

The Senior Planning Officer presented the application seeking permission for erection of an electric vehicle charging station with ancillary retail unit and associated electric infrastructure, car parking and landscaping. During the presentation, the Senior Planning Officer displayed maps, plans and photographs to demonstrate the location and character of the site.

The application site was situated to the north west of Junction 7 of the A1 (M) and to the south and west of Stevenage. The Site was made up of open countryside with the site lying within the Metropolitan Green Belt. To the south of the application site was the Novotel complex, and to the west and north of the site was an ancient semi natural woodland.

The application was a major development located within Green Belt and came before to the Committee as a major commercial scheme.

The key issues in the determination of the application were outlined in the Officer report.

The report addressed the key issues and Officer opinion was that:

- The tree which stand centrally in the application site could not be retained as this would prevent the site being constructed in the location, but this would be compensated extensively and replaced by a significant number of trees and soft landscaping to mitigate its loss.
- The benefit of the scheme would outweigh the loss of the tree.
- The development would not have a detrimental impact on the environment, and would have an acceptable drainage strategy and through enhancement measures which can be secured by condition.
- The proposal would also have a limited impact on local wildlife and biodiversity.

- It would not have any detrimental impact on the amenities of nearby residential properties.
- The development would also not have any impact on the archaeological significance and would accord with the Council's Parking standards.
- The application would not have any detrimental impact on the safety and operation of the highway network.
- The development would be a high quality and modern design, and the nearest building was the Novotel building.

Officer recommendation was therefore that Planning permission be granted given that the proposed development would accord with the policies contained in the adopted Local Plan (2019), the Council's Design Guide SPD 2009, and the Council's Parking Standards SPD 2020, the National Planning Policy Framework (NPPF) 2021.

Members debated the application, taking into account the Officer presentation and the Officer report. Members noted concern about footpath and cycle way, disabled car parking spaces, step free access and sustainability of the development.

Officers advised the Committee that the site would be used by those who would be willing to wait while their vehicle charges and it would not be a stand-alone destination for cycle and pedestrian travel. It would also help to create a sustainable transport charging hub. The site would also have a step free access. The development proposed had 31 spaces car parking spaces, two of which would be accessible spaces.

Members supported the application but ensured that the development should have sufficient arrangements for the disabled car parking spaces. Officer confirmed that an additional condition would be applied to planning conditions to ensure enough room and spaces for the disabled car parking.

It was **RESOLVED** that planning permission be granted, subject to the conditions as per the recommendations set out below, and an additional condition relating to disable parking spaces as follow:

- To ensure that there would be enough spaces for the disable car parking spaces with step free access.

That planning permission be GRANTED subject to the applicant having first entered into a S106 UU to secure Local employment and apprenticeships the detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor. In addition, the imposition of suitable safeguarding conditions, with authority given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issues, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:-

- 1 The development hereby permitted shall be carried out in accordance with the

following approved plans:

05-899-301-C; BOW-A0-ZZ-DR-A-0100; BOW-A0-ZZ-DR-A-0101; BOW-A0-ZZ-DR-A-0102; 8306-BOW-A0-ZZ-DR-A-0103; 8306-BOW-A0-ZZ-DR-A-0104; 8306-BOW-A0-ZZ-DR-A-0105; 8306-BOW-A0-ZZ-DR-A-0200; 8306-BOW-A0-ZZ-DR-A-0201; 8306-BOW-A0-ZZ-DR-A-0300; 8306-BOW-A0-ZZ-DR-A-0301; 8306-BOW-A0-ZZ-DR-A-0700; D02-01; 21/3746/E63/EX01; 21/3746/E63/EX02;

**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 materials to be used in the construction of the external surfaces of the buildings, energy storage containers and storage areas hereby permitted shall be as per the approved plans and documents to the satisfaction of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON:-** To ensure the development has an acceptable appearance.

- 4 No development shall take place (including site clearance) until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Plan.

The Construction Management Plan shall include the following additional matters;

- a) map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- b) access arrangements to the site;
- c) the date of start and finish of works on site;
- d) siting, methodology and facilities for wheel cleaning;
- e) site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities;
- f) cleaning of site entrances, site access roads and the adjacent public highway;
- g) details of provisions for temporary car parking, loading/unloading and vehicle turning areas;
- h) hours of construction operations including times of deliveries and removal of waste;
- i) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0800 and 1300 on Saturdays only (These times relate to works which are audible at the boundary)
- j) the estimated number and type of vehicles per day/week;
- k) details of any vehicle holding area;
- l) details of the vehicle call up procedure;

- m) details of any changes to on-street waiting and loading restrictions that will be required;
- n) access and protection arrangements around the site for pedestrians, cyclists and other customers;
- o) coordination with other development projects in the vicinity;
- p) details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
- q) details of a construction phasing programme;
- r) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- s) details of a Site Waste Management Plan (SWMP) detailing actual waste arising and how waste is managed (i.e. re-used, recycled or sent off site for treatment or disposal) and where it is sent to. Further updates should be provided throughout the life of the development at an interim of two months or sooner should the level of waste be considered significant by the developer; and
- t) mechanisms and control measures to deal with environmental impacts such as noise and vibration, air quality, dust, light and odour.

**REASON:-** In order to protect highway safety and the amenity of other users of the public highway and rights of way.

- 5 Prior to first use of the improved access from Broadhall Way, the new access from Knebworth Park Road and circulation areas hereby permitted, the road layout shall be provided and thereafter retained at the position as identified on Proposed Site Layout with Dimensions drawing number 20/154/002/SKH/004 revision A in accordance with the highway specification to be agreed with Hertfordshire County Council and to the Local Planning Authority's satisfaction. 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.

**REASON:-** To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

- 6 Prior to first use of the new access hereby permitted, visibility splays shall be provided, as identified on Proposed Mini Roundabout Visibility drawing number 20/154/002/SKH/006 revision A. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

**REASON:-** To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

- 7 The gradient of the accesses shall not be steeper than 1 in 20 for the first 15 metres from the edge of the carriageway of the Knebworth Park access road.

**REASON:-** To ensure a vehicle is level when exiting the access and to

safeguard the construction of a satisfactory access, in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

- 8 Prior to first occupation of the development hereby permitted the car parking spaces as detailed on drawing number 8306-BOW-A0-ZZ-DR-A-0105-P2 shall be surfaced and marked out or completed as applicable, in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted and the cycle stores and bin stores as detailed on the same drawing shall be fully completed and ready for use in accordance with the approved plan and thereafter retained in that form.

**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 and to ensure the provision of cycle parking spaces and adequate waste and recycling storage.

- 9 No development shall take place (including site clearance) until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- 1) Detailed infiltration tests conducted to BRE Digest 365 standards and geotechnical investigations to confirm the feasibility of discharge via infiltration and groundwater levels on site.
- 2) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
- 3) Final post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change event with half drain down times.
- 4) Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
- 5) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

**REASON:-** To prevent the increased risk of flooding, both on and off site.

- 10 The development hereby permitted shall be carried out in accordance with the approved surface water drainage assessment in condition 9 and the following mitigation measures:

- 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 2 l/s during the 1 in 100 year event plus 40% 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 227.58m<sup>3</sup> (or such storage volume



agreed with the LLFA) of storage volume in underground attenuation tank and lined permeable paving cascade.

3) Discharge of surface water from the private network into the Thames Water surface water sewer, or to the ground if infiltration proven feasible. 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.

**REASON:-** To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

11 The development hereby approved shall be constructed in accordance with the measures to address adaptation to climate change as laid out in the Design and Access Statement to include the following:

- a) Building Management System to ensure air tightness, temperature control and ventilation within the amenity hub building;
- b) Energy efficient LED lighting;
- c) Recycled grey water for flushing toilets;
- d) Solar Photovoltaic panels;
- e) SuDS drainage solutions including an infiltration pond;
- f) Use of natural daylighting where possible;

These measures shall then be permanently maintained in accordance with the approved details.

**REASON:-** To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

12 The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures as detailed in the 'Ecological Impact Assessment: July 2021'. This document shall be adhered to at all times during construction, including site clearance works, and during occupation of the development.

**REASON:-** To ensure protection of the natural environment

13 No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority a scheme of soft and hard landscaping, details of the treatment of all hard surfaces and the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure. 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. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the building(s) is occupied.

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

14 All planting, seeding and turfing comprised in the approved landscaping details as specified in condition 13 of this approval shall be carried out in the first planting and seeding seasons following the first use of the site or the

completion of the development whichever is the sooner.

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

- 15 All hard surfacing comprised in the approved landscaping details as specified in condition 13 of this approval shall be carried out prior to the first use of the site or the completion of the development, whichever is the sooner.

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

- 16 Any trees or plants comprised within the approved plans or subsequently approved landscaping scheme, 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.

- 17 No tree shown retained on the approved plans, or subsequently approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

**REASON:-** To ensure the protection of those trees which should be retained in the interests of visual amenity.

- 18 No development, including site clearance, shall commence until the trees shown to be retained on the site, as identified on the approved plans, or subsequently approved landscaping scheme, have been protected by fencing or other means of enclosure in accordance with BS:5837:2012. Such protection shall be maintained until the conclusion of all site and building operations.

**REASON:-** To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

- 19 Within the areas to be fenced off in accordance with condition 18, there shall be no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit and no dumping of toxic chemicals will be permitted and no retained trees shall be used for winching purposes.

**REASON:-** To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

- 20 All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird nesting season cannot be reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

**REASON:-** Nesting birds are protected from disturbance under the Wildlife

and Countryside Act 1981 (As amended).

- 21 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 22 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 23.  
**REASON:-** To ensure that the site does not pose any risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed.
- 22 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.  
**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.
- 23 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, as required under condition 21, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.  
**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.
- 24 Prior to first occupation of the development hereby permitted the external lighting to the site shall be installed, maintained and operated in accordance

with the details on drawing numbers 21/3746/E63/EX01 and 21/3746/E63/EX02. There shall be no other sources of external illumination.  
**REASON:-** To minimise pollution of the environment and to safeguard the amenities of the locality and the appearance of the development.

- 25 No development shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions and:
- 1) The programme and methodology of site investigation and recording
  - 2) The programme and methodology of site investigation and recording as suggested by the evaluation
  - 3) The programme for post investigation assessment
  - 4) Provision to be made for analysis of the site investigation and recording
  - 5) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - 6) Provision to be made for archive deposition of the analysis and records of the site investigation [www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)
  - 7) Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

**REASON:-** To ensure the preservation of potential remains of the site following archaeological investigation.

- 26 The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 25.

**REASON:-** To ensure the preservation of potential remains of the site following archaeological investigation.

- 27 The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 25 and the provision made for analysis and publication where appropriate.

**REASON:-** To ensure the preservation of potential remains of the site following archaeological investigation.

6 **21/00944/FPM - GARAGES AT DUNN CLOSE, STEVENAGE**

Application No:	21/00944/FPM
Location	Garages at Dunn Close, Stevenage
Proposal	Demolition of existing garage blocks and their replacement with a development comprising a two storey supported housing building containing a mix of 21no 1, 2 and 3 person units and associated facilities and a separate two storey terrace comprising 6 x one bedroom class C3 dwellings together with associated amenity areas, car and cycle parking bin store.

Applicant:	Stevenage Borough Council
Recommendation:	Grant Planning Permission

The Principal Planning Officer presented the application seeking permission for the demolition of existing garage blocks and their replacement with a development comprising of a two storey supported housing building containing a mix of 21no 1, 2, and 3 persons units and associated facilities and a separate two storey terrace comprising 6x one bedroom class C3 dwellings together with associated amenity areas, car and cycle parking bin store. During the presentation the Principal Planning Officer displayed maps, plans and photographs to demonstrate the location and character of the site.

The proposed application was for the sheltered living accommodation and its associated facilities. The application site was located on the western side of Dunn Close which was a spur road off Elder Way. On the southern boundary of the application site were two further garage blocks comprising of 36no single storey garages. The surrounding area comprised predominately two storey terraced dwelling houses set within regimented building lines. These properties constructed from stock red brick with their respective dual pitched roofs finished in bold roll concrete inter-locking tiles.

The Council had received 3 representations against the application, and a 51 signature petition in objection to the proposed development was also lodged. These were summarised within the Officer report.

The registered speaker Lynne Howard spoke as an objector to the application. She raised concerns about car parking spaces, and the impact the development would have on the available car parking spaces for residents. She described the road as narrow, and mentioned that this would have an impact on the service vehicle. She advised the Committee that the area had already had a history of drug dealings, and this would likely to increase.

Ash Ahmed the Assistant Director for Housing Development also a registered speaker for the application spoke in support of the application. He advised Members that the Council undertook outstanding consultation work to bring the application before the Committee. He mentioned that the area had suffered from the anti-social behaviour; however, there had been a reduction in crime since the demolition of the garages. There is an acute need for the housing and this application was a purpose built scheme. The development would be built to sustainable standards and would have renewable energy and added thermal efficiency. It would be affordable social rented, and would be accessible to all. It was led by a community consultation exercise, which had three in person consultations, a website was created for the consultation purpose which reached over 3k people.

The key issues in the determination of the application were outlined in the Officer report.

The Principal Planning Officer advised Members that the Police Crime Prevention Design Advisor (CPDA) had some concerns, as a result of engagement with the

CPDA; these concerns were addressed and the CPDA were in a position to fully support the application. Also the Herts and Middlesex Wildlife Trust were satisfied with the proposed application.

The HCC Fire and Rescue would not seek any further hydrants in this area, as there was a hydrant at the proposed southern site.

Officer recommendation was therefore that the Committee grant permission to the application.

Members debated the application, taking into account the Officer presentation, Officer report, statement from the registered speakers. A Member raised concerns about the communication process held between the resident and the Council, however, majority of Members were in support of the application, given the acute need for housing in wider Stevenage.

It was **RESOLVED** that planning permission be granted subject to the conditions as per the recommendations set out as follow:

That outline planning permission be GRANTED subject to the applicant having first entered into a S106 Unilateral Undertaking to secure/provide contributions towards:-

- Affordable Housing linked to Courtlands;
- Securing the provision of the supported housing units in perpetuity
- Apprenticeships and construction jobs;
- Management Company to manage areas of un-adopted open space and highways;
- S.106 monitoring fee.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor, as well as the imposition of suitable safeguarding conditions, with authority given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

14020-P010-N; 14020-SK005-A; 14020-P011-D; 21128-MA-XX-DR-D-0500 – P01

**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 materials to be used in the construction external elevations of the development hereby permitted shall be as follows:-

- Roof finish – Concrete roof tiles/Stonewold grey;
- Facing brickwork – Yellow multi/stretcher bond;
- PV panels – Black/dark blue roof mounted panels;
- Fascias, soffits, gutters and downpipes – Black or Anthracite uPVC;
- Recess brick work detailing – 50mm recess with sailing course / buff multi;
- Solider Course around window heads;
- Windows and doors – uPVC anthracite grey;
- Vent/louvre – Metal anthracite grey.

Unless otherwise agreed in writing by the Local Planning Authority.

**REASON:-** To ensure the development has an acceptable appearance.

4 Notwithstanding the details set out in the application submission, no development shall take place above slab level until details of a hard and soft landscaping strategy and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:

1. Details of all new planting to take place including species, size, quantity, location and method of planting;
2. Details of all boundary treatments including type, size, positions, heights and materials;
3. Details of any street furniture;
4. Details of tree pit designs and root protection measures (if required);
5. Details of all hardsurfacing areas to include type, size and materials.

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

5 All hard surfacing comprised in the approved landscaping details as specified in condition 4 of this approval shall be carried out prior to the first use of the site or the completion of the development, whichever is the sooner.

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

6 All planting, seeding and turfing comprised in the approved landscaping details as specified in condition 4 of this approval shall be carried out in the first planting and seeding seasons following the first use of the site or the completion of the development whichever is the sooner. In addition, the boundary treatment as approved shall also be installed prior to first occupation of the development hereby permitted.

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

7 Any trees or plants comprised within the approved plans or subsequently approved landscaping scheme, 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.

- 8 No tree shown retained on the approved plans, or subsequently approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

**REASON:-** To ensure the protection of those trees which should be retained in the interests of visual amenity.

- 9 No development shall take place above slab level until, a landscape management plan, including long term objective goals, management responsibilities (other than private domestic gardens and/or amenity areas) shall be submitted to and approved in writing by the Local Planning Authority. The landscape management and maintenance plan should be fully coordinated with the ecological management requirements and should include clearly defined details for monitoring of all landscape areas by suitably trained and qualified personnel. The development shall thereafter be carried out in accordance with the approved management plan.

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

- 10 Prior to the first occupation of the development hereby permitted the main vehicular accesses shall be provided 4.8 metres wide and thereafter both accesses shall be retained at the positions shown on the approved drawing number 14020-P010-M and any disused existing accesses have been reinstated to footway construction to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction. 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.

**REASON:-** To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

- 11 Before the reconfigured accesses are first brought into use vehicle to vehicle visibility splays of 2.4 metres by 43 metres in a both directions shall be provided and permanently maintained. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

**REASON:-** To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

- 12 Prior to the first use of the development hereby permitted 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained each side of the access. They shall be measured from the point



where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway.

**REASON:-** To ensure construction of a satisfactory development and in the interests of highway pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport.

- 13 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Traffic management requirements;
- c. Construction and storage compounds (including areas designated for car parking);
- d. Siting and details of wheel washing facilities;
- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Timing of construction activities to avoid school pick up/drop off times;
- g. Provision of sufficient on-site parking prior to commencement of construction activities;
- h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- i. Demolition and construction works relating to this permission shall not 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 08.00 hours or after 13.00 hours. These times apply to work which is audible at the site boundary;
- j. Details of a Dust Management Plan to ensure emissions are controlled throughout the construction and demolition phases so as to prevent nuisance to the occupiers of neighbouring premises.

**REASON:-** In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan.

- 14 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 15 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 16.

**REASON:-** To ensure that the site does not pose any risk to human health or the water environment by demonstrating that the requirements of the

approved verification plan have been met and that remediation of the site is completed.

- 15 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.  
**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.
- 16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, as required under condition 14, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.  
**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.
- 17 Prior to first occupation of the development hereby permitted details of external lighting to the site shall be submitted to the Local Planning Authority and approved in writing. There shall be no other sources of external illumination.  
**REASON:-** To minimise pollution of the environment and to safeguard the safety of the adjacent highway network.
- 18 The dwellings hereby permitted shall not be occupied until the cycle parking areas as detailed in the application submitted have been implemented accordingly. The cycle parking areas shall be retained and maintained accordingly during the lifetime of the development.  
**REASON:-** To ensure that adequate cycle parking is provided in accordance with the Council's adopted supplementary planning documents.
- 19 Prior to the first occupation of the development hereby permitted the car parking spaces (including EV charging facilities) as detailed on Drawing number 14020-P010-N shall be surfaced and marked out or completed as

applicable, 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.

- 20 Prior to first occupation of the development hereby permitted, the energy efficiency measures as detailed in the Energy Statement prepared by Energy Test (dated: 26/07/2021) shall be implemented in accordance with the details as specified. In addition, water efficiency measures such as the use of dual flush toilets, aerated taps, smaller baths and water butts to reduce water consumption to 110 litres per person, per day shall also be implemented as part of this development. All measures to ensure the development is adaptable to climate change shall be permanently maintained in accordance with the approved details.

**REASON:-** To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

- 21 No development shall take place within the development hereby permitted until a detailed Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall detail how waste materials generated as a result of the proposed demolition and/or construction works will be disposed of, and the level and type of soil to be imported to the site as part of the development.

**REASON:-** In order to reduce the level of waste generated during the demolition and construction phases of development and to recycle all waste materials where possible.

- 22 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy prepared by Markides Associates (Document reference:- 21182-MA-XX-RP-D-DS01 dated 24 June 2021) and Drainage Strategy Addendum dated 26<sup>th</sup> October 2021, with the following mitigation measures delivered:

- 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 2 l/s during the 1 in 100 year event plus 40% 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 85m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in attenuation storage within a geo-cellular underground tank, permeable paving and rain gardens to provide inception storage with surface water runoff treated through a linear channel drain with a filter for water quality.
- 3) Discharge of surface water from the private network into the Thames Water surface water sewer, or to the ground if infiltration proven feasible.

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.

**REASON:-** To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

- 23 No development shall take place (excluding demolition and site clearance) 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) Detailed infiltration tests conducted to BRE Digest 365 standards and geotechnical investigations to confirm the feasibility of discharge via infiltration and groundwater levels on site.
  - 2) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  - 3) Final post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change event with half drain down times.
  - 4) Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
  - 5) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

**REASON:-** To prevent the increased risk of flooding, both on and off site.

- 24 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.

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

- 25 No development shall take place above slab level until a scheme for the provision of integrated bird and bat boxes along with details of a hedgehog highway and features for invertebrates as set out in the Biodiversity Net Gain Assessment prepared by Windrush Ecology dated June 2021, shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancement measures as detailed in this condition shall be implemented in accordance with the approved details and thereafter, permanently retained accordingly.

**REASON:-** In order to provide biodiversity net-gain and ecological enhancements on the development site.

- 26 At least 50% of the residential units are Category 2: Accessible and Adaptable dwellings.

**REASON:-** To ensure the development will meet the increase in demand for accessible and adaptable units for elderly and disabled residents in accordance with Policy HO11 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019).

- 27 All areas of hedges, scrub or similar vegetation where birds may nest which

are to be removed as part of the development, are to be cleared outside the bird-nesting season (March – August inclusive) or if clearance during the bird nesting season cannot be reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

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

28 Notwithstanding the details specified in the application submission, prior to the construction of the general waste and recycle store associated with the development hereby permitted, details of this store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON:-** To ensure the general waste and recycle store is of a sufficient size to accommodate the number of bins which are required for this development. In addition, to ensure the proposed bin store has an acceptable appearance.

7 **21/00971/FPM - COURTLANDS, TODDS GREEN, STEVENAGE, HERTS, SG1 2JE**

Application No:	21/00971/FPM
Location	Courtlands, Todds Green, Stevenage, Herts, SG1 2JE
Proposal	Redevelopment of existing riding stables to provide 11no. three bedroom and 6no. four bedroom dwellings with associated access road, parking, landscaping, footpath connections, infiltration basin and pump station.
Applicant:	EHP Land and Development
Recommendation:	Grant Planning Permission

The Senior Planning Officer presented the application seeking permission for redevelopment of existing riding stables to provide 11no. three bedroom and 6no. four bedroom dwellings with associated access road, parking, landscaping footpath connections, infiltration basin and pump station. During the presentation the Senior Planning Officer displayed maps, plans and photographs to demonstrate the location and character of the site.

The application site was currently in use as riding stables and a riding school. The site comprised a number of old buildings, there were also two small dwellings within the site. To the north site was an extensive grassed paddock area with a large overhead power line, with the A602 highway beyond. To the east of the site was the East Coast Mainline railway. To the south-west of the site was Chantry Farm which was a mixture of residential and commercial enterprises and the residential site of

the Lodge. To the south of the site was the main hamlet of Todds Green which comprised of a mixture of residential premises. The village of Little Wymondley was located to the north of the site. The remaining surrounding area was rolling agriculture fields. The site was accessed from the main highway of Chantry Lane via the small access road of Old Chantry Lane which also served the Lodge and Chantry Farm.

The key issues in the determination of the application were outlined in the Officer report.

The Senior Planning Officer advised Members that the application was classified as a major housing scheme located within the Greene Belt. The site was not allocated for housing in the Local Plan. It was considered a departure from the development Plan.

The Council received representations from the residents which was summarised in the Officer report. The Hertfordshire County Council as the Highway Authority considered that the proposal would not have an impact on the safety and operation of the adjoining highway subject to the inclusion of highway informative and conditions. The Highway Authority suggested that the applicant would need to enter into a section 278 of the Highways Act 1980 agreement to address the footway provision and carriageway works joining to the adjacent local access road.

The HCC Fire and Rescue Services recommended that it would require a condition for the provision of fire hydrants to be provided and installed by the developer at no cost to the County or Fire and Rescue Services. This was to ensure the site had adequate supplies of water in the event of an emergency.

The proposed application would become more sustainable once completed, and the site was considered as brownfield land, and would also maximise the use of the brown field site.

The Wymondley Parish Council objected to the application, the Committee was informed that the Parish Council was outside the Stevenage Borough Council jurisdiction.

The Senior Planning Officer advised that the proposed development was considered to be acceptable as it would help the Council to meet its housing requirement over the Local Plan period. The proposed development would have 17 dwellings which would have great economic benefits during the construction phase, and future occupiers would likely to contribute to local services and facilities. The applicant would be required to contribute financially, if the target employment of Stevenage residents were not met in line with the Developer Contributions Supplementary Planning Document 2021. The benefits would be reasonable and further add weight in favour of the development. The officer recommendation was therefore that Committee grant permission to the application.

Members debated the application, taking into account the Officer presentation and the Officer report. Members raised concerns that there is no direct footpath to Chancery lane, and the development would be only for car owners, and ecologically

sound and sustainable.

The officers assured Members that an additional condition would set out a Section 106 agreement that would be discussed between the North Herts Council and the Hertfordshire County Council relating to develop a footpath.

It was **RESOLVED** that planning permission be granted, subject to the conditions as per the recommendations set out in the report, and an additional condition relating to the footpath as follow:

- A section 106 agreement to be discussed with the North Herts Council and the Hertfordshire County Council for the applicant to develop a footpath; and to secure ongoing maintenance for the on-site green spaces.

That planning permission be GRANTED subject to the applicant having first entered into a S.106 agreement to secure/provide contributions towards:-

- A financial contribution in lieu towards the provision of affordable with the Borough of Stevenage, or, in the event the Council purchases the application site, the development would deliver six affordable housing units at Dunn Close;
- Local Training Fund (if no local residents employed in the construction phase;
- Highway works
- Section 106 Monitoring fees.

The final detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor. In addition, the imposition of suitable safeguarding conditions, with authority given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issues, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve.

That the proposal be subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: FIG D\_3 PUMPING STATION LAYOUT; 14043\_P027C LOCATION PLAN; 14043\_P030R SITE PLAN; 14043\_P031K HOUSE TYPES; 14043\_P037B SITE AREAS; 14043\_P038A SITE SECTIONS; ID-200-PLAN - EXISTING SITE PLAN; 14043\_P035C House Type 2; 14043\_P034D House Type 1;  
**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 materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be as per the approved plans and documents to the satisfaction of the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

**REASON:-** To ensure the development has an acceptable appearance.

- 4 No development shall take place (including demolition and site clearance) until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Plan.

The Construction Management Plan shall include the following additional matters;

- 1) Construction vehicle numbers, type, routing;
- 2) Access arrangements to the site;
- 3) Traffic management requirements;
- 4) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- 5) Siting and details of wheel washing facilities;
- 6) Cleaning of site entrances, site tracks and the adjacent public highway;
- 7) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- 8) Provision of sufficient on-site parking prior to commencement of construction activities;
- 9) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- 10) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
- 11) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0800 and 1300 on Saturdays only (These times relate to works which are audible at the boundary)
- 12) hours of construction operations including times of deliveries and removal of waste;

**REASON:-** In order to protect highway safety and the amenity of other users of the public highway and rights of way.

- 5 No development shall take place within the development hereby permitted until a detailed Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall detail how waste materials generated as a result of the proposed demolition and/or construction works will be disposed of, and the level and type of soil to be imported to the site as part of the development.

**REASON:-** In order to reduce the level of waste generated during the demolition and construction phases of development and to recycle all waste materials where possible.



- 6 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided 5.0 m wide complete with a minimum 8.0 m radius kerb to the southern side of the carriageway and thereafter retained at the position shown on the approved drawing number 14043-P030-R and include a pedestrian link from the development to the existing footway network as shown on drawing 5565 / 002 revision A to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction. 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.  
**REASON:-** To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan.
- 7 Prior to the first occupation of the development hereby permitted, details of secure cycle parking provision and bin storage shall be submitted to and approved in writing by the Local Planning Authority. The secure cycle parking facility shall thereafter be implemented in accordance with the approved details.  
**REASON:-** To ensure there is sufficient secure cycle parking provision in order to encourage a mode shift from the private car.
- 8 Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on Drawing number 14043-P030-R shall be surfaced and marked out or completed as applicable, 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.
- 9 No development above slab level shall take place until details of the [siting, type and specification of Electric Vehicle Charging Points (EVCPs), the energy sources and the strategy/management plan for supply and maintenance of the EVCPs] shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained, and retained, unless otherwise agreed in writing by the Local Planning Authority.  
**REASON:-** In order to provide facilities to charge electric vehicles and to help reduce the impact of vehicle emissions on the local environment.
- 10 No development shall take place (including demolition and site clearance) until a detailed surface water drainage scheme for the site 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 existing site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- 1) Detailed infiltration tests conducted to BRE Digest 365 standards and geotechnical investigations to confirm the feasibility of discharge via infiltration and groundwater levels on site.
- 2) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
- 3) Final post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change event with half drain down times.
- 4) Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
- 5) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

**REASON:-** To prevent the increased risk of flooding, both on and off site.

- 11 The development hereby permitted shall be carried out in accordance with the approved surface water drainage assessment in condition 10 and the following mitigation measures:

- 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 2 l/s during the 1 in 100 year event plus 40% 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 440m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in attenuation storage within a basin, swales and permeable paving to provide inception storage and water quality benefits.
- 3) Discharge of surface water from the private network into the Anglian Water surface water sewer, or to the ground if infiltration proven feasible.

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.

**REASON:-** To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

- 12 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.

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

- 13 No development above slab level shall take place until details of measures to address adaptation to climate change and energy efficiency in line with Policy

FP1 of the Stevenage Local Plan (2019) and which should exceed the relevant Building Control Regulations have been submitted to and approved in writing by the Local Planning Authority. These measures shall then be implemented and permanently maintained in accordance with the approved details.

**REASON:-** To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

- 14 The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures as detailed in the 'Preliminary Ecological Appraisal August 2021'. This document shall be adhered to at all times during construction, including site clearance works, and during occupation of the development.

**REASON:-** To ensure protection of the natural environment

- 15 No development shall take place above slab level until details of the 9 integrated swift boxes, 8 integrated bat boxes and hedgehog highways are submitted to and approved in writing by the local planning authority. These features must be integrated into the brickwork of the development and located in the most appropriate locations to ensure occupation. They shall be fully installed prior to occupation and retained as such thereafter.

**Reason:-** To conserve and enhance biodiversity in accordance with NPPF

- 16 No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority a scheme of soft and hard landscaping and details of the treatment of all hard surfaces and boundaries. The scheme shall include details of the following:

1. All existing trees and hedgerows on the land and details showing all trees to be removed, or retained;
2. Details of all new planting to take place including species, size, quantity, location and method of planting;
3. Details of all boundary treatments including type, size, positions, heights and materials;
4. Details of any street furniture
5. Details of tree pit designs and root protection measures;
6. Details of all hardsurfacing areas to include type, size and materials;
7. Details of the wild flower meadow

Soft landscaping details will need to take into consideration Network Rail's acceptable and unacceptable planting (see Informative No.8).

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

- 17 All planting, seeding and turfing comprised in the approved landscaping details as specified in condition 16 of this approval shall be carried out in the first planting and seeding seasons following the first use of the site or the completion of the development whichever is the sooner.

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

- 18 All hard surfacing and boundary treatments comprised in the approved landscaping details as specified in condition 16 of this approval shall be carried out prior to the first use of the site or the completion of the

development, whichever is the sooner.

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

- 19 Any trees or plants comprised within the approved plans or subsequently approved landscaping scheme, 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.

- 20 No tree shown retained on the approved plans, or subsequently approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

**REASON:-** To ensure the protection of those trees which should be retained in the interests of visual amenity.

- 21 No development (excluding site clearance) shall take place until a landscape management plan, including long term objective goals, management responsibilities (other than private domestic gardens and/or amenity areas) shall be submitted to and approved in writing by the Local Planning Authority. The landscape management and maintenance plan should be fully coordinated with the ecological management requirements and should include clearly defined details for monitoring of all landscape areas by suitably trained and qualified personnel. The development shall thereafter be carried out in accordance with the approved management plan.

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

- 22 No development, including site clearance, shall commence until the trees shown to be retained on the site, as identified on the approved plans, or subsequently approved landscaping scheme, have been protected by fencing or other means of enclosure in accordance with BS:5837:2012. Such protection shall be maintained until the conclusion of all site and building operations.

**REASON:-** To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

- 23 Within the areas to be fenced off in accordance with condition 20, there shall be no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit and no dumping of toxic chemicals will be permitted and no retained trees shall be used for winching purposes.

**REASON:-** To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

- 24 All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird

nesting season cannot be reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

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

- 25 No development shall take place above slab level until there has been submitted to and approved in writing by the Local Planning Authority in conjunction with Network Rail, details of the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure. The approved boundary treatments shall be completed before the dwellings are occupied.

**REASON:-** To ensure a satisfactory standard of development in the interests of amenity and that it has an acceptable appearance.

- 26 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 25 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 26.

**REASON:-** To ensure that the site does not pose any risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed.

- 27 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**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.

- 28 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, as required under condition 24, the approved remediation scheme must be carried out in

accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

**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.

- 29 Prior to first occupation of the development hereby permitted details of external lighting to the site shall be submitted to the Local Planning Authority and approved in writing in conjunction with Network Rail. There shall be no other sources of external illumination.

**REASON:-** To minimise pollution of the environment and to safeguard the safety of the adjacent Network Rail mainline railway.

- 30 On completion, the dwellings shall meet the following criteria, either:
- i. with windows open for ventilation or
  - ii. with windows closed and with mechanical purge and background ventilation, sufficient to comply with the current Building Regulations.

		Noise Level (dB)
Daytime Noise (07:00 - 23:00)	Inside living areas	< 35 LAeq, (16 hours)
Night-time Noise (23:00 - 07:00)	Inside bedrooms	< 30 LAeq, (8 hours) < 45 LAmax, Fast

Where mechanical purge ventilation is required to achieve the above standards with windows closed, this shall be designed so as to ensure that the ventilation system itself does not produce unacceptable levels of noise within each dwelling. All schemes for ventilation shall comply with the current edition of Approved Document F to the Building Regulations.

**REASON:-** To protect the amenity of future occupiers of the development

- 31 Prior to the approved development hereby permitted first being brought into use, details of the acoustic fencing including the sound insulation values shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the "Noise and Vibration Impact Assessment, Land at Courtlands Riding Stables", Report reference J04467R1, dated 7<sup>th</sup> September 2021 by Sound Planning Ltd. The development shall thereafter be implemented in accordance with the approved details, and shown to be effective, and shall be retained in

accordance with those details thereafter.

**REASON:-** To safeguard the amenities of nearby noise sensitive properties.

- 32 All windows within the dwellings hereby approved shall be glazed with triple glazing as shown on drawings 14043-P034-D and 14043-P035-C and shall be retained in that form thereafter.

**REASON:-** To safeguard the amenities of the occupiers of the approved dwellings.

- 33 No development shall take place above slab level until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.

**REASON:-** To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties.

- 34 No works involving excavations shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority in consultation with Affinity Water:

1. An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
2. A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination.
3. A Method Statement detailing the depth and type of excavations to be undertaken including mitigation measures to prevent and/or minimise any potential migration of pollutants to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.

**REASON:-** To avoid displacing any shallow contamination to a greater depth and to prevent and/or minimise any potential migration of pollutants to a public water supply abstraction which can cause critical abstractions to switch off resulting in the immediate need for water to be sourced from another location, which incurs significant costs and risks of loss of supply during periods of high demand.

- 35 Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

**REASON:-**

- 36 The dwellings hereby permitted shall not be occupied until the proposed accesses for vehicles, pedestrians and cyclists have been constructed as detailed on the approved drawings, the existing footway/verge has been reinstated and the new footway link from the site access south, to Stevenage

Road has been completed to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

**REASON:** - In order to protect highway safety and the amenity of other users of the public highway.

37 At least 50% of the residential units are Category 2: Accessible and Adaptable dwellings.

**REASON:-** To ensure the development will meet the increase in demand for accessible and adaptable units for elderly and disabled residents in accordance with Policy HO11 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019).

8 **21/00754/FPM - ROEBUCK RETAIL PARK, LONDON ROAD, STEVENAGE**

Application No:	21/00754/FPM
Location	Roebuck Retail Park, London Road, Stevenage
Proposal	Conversion of existing units at Roebuck Park to provide a self-storage facility (within Use Class B8) at Unit 3 and employment units for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8) at Units B1, C2 and C3, together with the provision of three new build employment units either side of the existing terrace (Units A1, D1 and D2) for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8), and associated works
Applicant:	Legal & General Property Partners (Industrial Fund) Ltd
Recommendation:	GRANT PLANNING PERMISSION

The Principal Planning Officer presented the application seeking permission to convert existing units at Roebuck Park to provide a self-storage at Unit 3 and employment units for a flexible range of employment uses at Units B1, C2 and C3, together with the provision of three new build employment units either side of the exiting terrace for a flexible range of employment uses and associated works. During the presentation the Principal Planning Officer displayed maps, plans and photographs to demonstrate the location and character of the site.

The application site comprised an existing retail park located to the west of London Road and to the south of Stevenage Town Centre. To the east of the site was London Road and to the north was the A602. The East Coast mainline railway was located to the west of the site. The site was adjoined to the south by a retail warehouse unit occupied by Dunelm.

The application site was not designated within the Local Plan, but fell within Flood Zone 1, which had a low probability of flooding. Three new build employment units



were proposed either side of the existing terrace.

The proposed application included the change of use of Unites B1, C2 and C3 from retail to a flexible range of employment uses. The site would look similar to its current look, but internal improvements would be made.

The key issues in the determination of the application were outlined in the Officer report.

The Council received only one letter of support which was summarised in the Officer report.

The Principal Planning Officer advised Members that 55 car parking spaces would be lost, and it would generate less car journeys; this was acceptable by the Highway Authority. She also clarified that there would not be any changes made to the access. She explained that an assessment of the proposal had also been carried out against national and local design, transport and environmental policies and found to be acceptable.

Officer recommendation was therefore that the Committee grant permission to the application.

Members debated the application, taking into account the Officer presentation and the Officer report. Members noted that the proposal was in conformity with the NPPF and the Development Plan, and supported the proposal.

It was **RESOLVED** that planning permission be granted subject to the conditions as per the recommendations as follow:

That planning permission be GRANTED subject to the applicant having first entered into a unilateral undertaking to secure/provide contributions towards:-

- Travel Plan monitoring fee
- Local Employment and Apprenticeships

The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor.

The proposal be subject to the following conditions, the final details of which shall be delegated to the Assistant Director:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL1001 – 04; PL1102 – 05; PL1104 – 02; PL1110 - 03; PL1111 – 04; PL1125 – 04; PL1205 – 03; PL1206 – 03; PL1210 – 07; PL1211 – 06; PL1225 – 05; PL1226 – 04; PL1103 – 04; PL1201- 05; 20141-C4P-V1-00-DR-A-2000\_P6; 20141-C4P-V1-ZZ-DR-A-2101\_P3; 21086-1

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

0730 to 1800 Mondays to Fridays

0800 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.

**REASON:-** To satisfactorily protect the operation of adjoining businesses.

- 4 No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

**REASON:-** The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

- 5 The development hereby permitted shall be completed in accordance with the external materials specified within drawing number PL1211 – 06 submitted to and approved by the Local Planning Authority.

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

- 6 Before any development commences, including any site clearance or demolition works, any trees on the site shall be protected by fencing or other means of enclosure in accordance with the recommendations within the Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated June 2021. Such protection shall be maintained until the conclusion of all site and building operations.

**REASON:-** To ensure that the retained tree(s) are not damaged or otherwise adversely affected during site operations.

- 7 Within the areas to be fenced off in accordance with condition 6, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

**REASON:-** To ensure that the retained tree(s) is not damaged or otherwise adversely affected during site operations.

- 8 No tree shown retained on the tree protection plan number 21086-1 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.

**REASON:-** To ensure the protection of those trees which should be retained in the interests of visual amenity.

- 9 If any retained tree referred to in condition 8 is removed, uprooted or destroyed or dies within 5 years of the completion of development, a replacement tree should be planted in the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**REASON:-** To ensure the replacement of those trees which should be retained in the interests of visual amenity.

- 10 Replacement tree planting shall be carried out in accordance with the approved details as set out in the Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated June 2021 in accordance with the recommendations in BS 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*.

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

- 11 Any replacement trees, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

- 12 All car parking spaces shown on drawing number PL1201 – 05 shall be provided, marked out and hard surfaced ready for use prior to the first occupation of the units and shall be retained in that form and kept available for those purposes thereafter.

**REASON:-** To ensure that adequate parking and servicing facilities are available within the site and that there is no detriment to the safety of adjoining highways.

- 13 The measures to address adaptation to climate change as set out within the Energy and Sustainability Statement by Cundall dated June 2021 shall be implemented and permanently maintained in accordance with the approved details.

**REASON:-** To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

- 14 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (version 1.2) and Surface Water Drainage Strategy (version 1.1) prepared by Weetwood dated November 2021.

**REASON:-** To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development.

- 15 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) Detailed infiltration tests conducted to BRE Digest 365 standards and geotechnical investigations to confirm the feasibility of discharge via infiltration and groundwater levels on site.
- 2) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
- 3) Final post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change event with half drain down times.
- 4) Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
- 5) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

**REASON:-** To prevent the increased risk of flooding, both on and off site.

- 16 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.

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

- 17 No above ground works shall take place until a Local Employment Strategy prepared with reference to section 10 of the Council's Developer Contributions SPD (2021) is submitted to and approved by the Local Planning Authority. The development shall be completed in accordance with the agreed local employment targets.

**REASON:-** To ensure that the benefits of the development contribute to the economic growth of the town and subsequently benefit the town's residents and workforce.

- 18 The use of the units hereby approved shall be limited to Schedule 2, Part A, Class E (g)(iii), B2 and/or B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 relating to industrial processes and storage and distribution and shall be used for no other purposes.

**REASON:-** To prevent the unrestricted change of use to retail (Class E (a)) without paying the required CIL charge under the Council's adopted Community Infrastructure Levy Charging Schedule.

- 19 No above ground works shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.  
**REASON:-** To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties.
- 20 Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.  
**REASON:-** The safety, operational needs and integrity of the railway.
- 21 Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan of:
- a. Construction vehicle numbers, type, routing;
  - b. Access arrangements to the site;
  - c. Traffic management requirements
  - d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
  - e. Siting and details of wheel washing facilities;
  - f. Cleaning of site entrances, site tracks and the adjacent public highway;
  - g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
  - h. Provision of sufficient on-site parking prior to commencement of construction activities;
  - i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
  - j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
- REASON:-** In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan.

9 **21/00057/FP - LAND AT WATERCRESS CLOSE, COOPERS CLOSE AND WALNUT TREE CLOSE, STEVENAGE**

Application No:	21/00057/FP
Location	Land at Watercress Close, Coopers Close and Walnut Tree Close, Stevenage.

Proposal	Erection of two detached dwelling houses including new site access from Watercress Close and 560sqm of publicly accessible open space to the south of the site.
Applicant:	SER Homes Ltd
Recommendation:	Grant Planning Permission

The Assistant Director for Planning and Regulations presented the application seeking permission for erection of two detached dwelling houses including new site access from Watercress Close and a 560sqm of publicly access open space to the south of the site. During the presentation, the he displayed maps, plans and photographs to demonstrate the location and character of the site.

The application site was a diamond shaped area of open space in private ownership which was located between and at the end of the cul-de-sacs of residential road Coopers Close and Watercress Close. To the south of the site was Walnut Tree Close. The open space had small spurs at the western, eastern and southern corners providing pedestrian access from road.

Previously the Council took an enforcement action against the owner of the site for the authorised erection of 2m high hoarding enclosing the open space between all three connecting road. The notice was appealed and the appeal dismissed as the inspector found the hoarding to be permitted development, as the land was private, therefore able to closed off.

The key issues in the determination of the application were outlined in the Officer report.

The Committee was informed if the application was approved, 56 percent of the site to be kept accessible to the public. It would be privately owned open space accessible to public. The design and layout were compliant. The Highway Authority considered it acceptable.

The Council received 49 objections and 5 letter of support, these were summarised in the Officer report.

The registered speaker Paul Brook spoke in opposition to the application. He advised Members that application site was identified as public open space in the original planning over 30 years ago. He stated that the site was a safe re-creation area for the neighbourhood. He mentioned that public should continue to have a right of access, and that approving the application would set precedent for other green spaces in Stevenage that are not owned by the Borough Council.

Members debated the application, taking into account the Officer presentation, the Officer report and the statement from the objector. Members raised concerns about the loss of the open spaces and the uncertainty around the usability and right of access if approved.

Members noted that approval of the application would set a precedent on using green spaces for development, and voted unanimously against the officer recommendation for approval.

It was **RESOLVED** that application 21/00057/FP be refused planning permission for the following reasons:

The proposed erection of 2 new residential units on local open space and the significant compromising of the usability and access of the land if approved would create an unacceptable precedent whereby privately owned amenity and open space can be removed. The result would cause significant harm to the local area, for which this space has been clearly designed and used as local open space; this space is a key element of place making for the local area. The combined direct loss of half of the existing open space, coupled with the significant deterioration in the access and usability of the remaining open space, undermines the acceptableness of the Windfall House Site policies H05, while it would also be contrary to policy NH6 which protects our local open spaces for all to use and enjoy.

The proposal is therefore contrary to Policy HO5 and NH6 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019), the National Planning Policy Framework (2019) and Planning Practice Guidance.

10 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

12 **URGENT PART I BUSINESS**

None.

13 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

14 **URGENT PART II BUSINESS**

None.

CHAIR