

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday, 26 July 2022

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Adrian Brown (Chair), Sandra Barr, Matt Creasey, Mrs Joan Lloyd, Adam Mitchell CC, Claire Parris, Graham Snell, Anne Wells, Julie Ashley-Wren, Philip Bibby CC, Rob Broom and Nazmin Chowdhury

Start / End Start Time: 06:30 pm

Time: End Time: 08:32 pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Michael Downing, Maureen McKay, Teresa Callaghan, Chris Howells and Graham Lawrence.

Councillors Philip Bibby, Nazmin Chowdhury and Rob Broom were in attendance as substitutes.

There were no declarations of interest.

2 22/00369/FPM - BARNWELL LOWER SCHOOL, COLLENSWOOD ROAD, STEVENAGE

Application No:	22/00369/FPM
Location	Barnwell Lower School, Collenswood Road, Stevenage, Herts, SG2 9HQ
Proposal	The erection of a new secondary school and new Stevenage Education Support Centre (SESC) building, together with associated works and refurbishments including the provision of games areas, informal play areas, a substation, landscaping and car parking, following the demolition of the vacant former Collenswood and Barnwell School buildings.
Recommendation:	GRANT PLANNING PERMISSION

The Committee received the planning application seeking permission for erection of a new secondary school and new Stevenage Education Support Centre building, together with associated works and refurbishment including the provision of games areas, informal play areas, a substation, landscaping and car parking, following the

demotion of the vacant former Collenswood and Barwell School building. The Principal Planning Officer presented the application and displayed a map, plans, and photographs to demonstrate the location and character of the site.

The application site was an irregularly shaped plot of land, extending to approximately 8.15 hectares and located between Six Hills Way and Ashtree Primary School. The application site was originally the Collenswood School. After the Barnwell East Campus closed in 2014. Stevenage Education Support Centre began operating from a portion of the western part of the site, with the remainder left vacant and the arrangement continued to the present day.

The Principal Planning Officer explained that since the report was published, one additional letter of representation had been received. This raised the question of whether an additional pedestrian access could be provided to the Michaela Community School from Cromwell Road to reduce the amount of pedestrian traffic using Redwing Close.

Hertfordshire County Council as the Highway Authority confirmed that they raised no objection, subject to the conditions. They had recommended a number of informatives related to the travel plan and construction management plan.

The Council had received 13 letters of objection from residents, which had been summarised in the Officer report on pages 6-7.

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

- The proposed development would see the site brought back into use as a secondary school accommodating 1,260 pupils at full capacity.
- The proposal met conditions for secondary school needs in accordance with the Policy HC9 of the Local Plan.
- The design of the proposed development was considered to be high quality and respectful of its surroundings and in these respects, it was considered to be in accordance with policies SP8 and GD1 of the Local Plan.
- The proposed development would have significant adverse impact on the living conditions of the neighbouring residents. The site would attract a significant amount of traffic, resulting in noise disturbance, impact on the air quality, and inconvenience for local residents in finding on the street car parking spaces, however the benefits of granting permission were considered to significantly outweigh the adverse impact.

Officer recommendation was therefore that the application be granted permission for the reasons detailed within the Officer report.

The key issues for the Committee to consider were the pedestrian access to the site, the acoustic fencing impact on the nearby residents and the increase in the amount traffic on Redwing Close.

Members debated the application considering the Principal Planning Officer presentation and the Officer report. Members raised major concerns regarding the pedestrian access to the site and noted that neighbours would be impacted by the

increase in the amount of traffic, as parents would likely to use Redwing Close as their drop off and pick up location.

Officers explained that most students were expected to walk and cycle to school, and the proposed development would provide 1,260 spaces which outweighed the concerns for increased traffic.

A motion was proposed and seconded that the application should be deferred to a future meeting of the Committee which would provide the applicant an opportunity to provide further information. After being put to the meeting and a vote taken, the motion was declared and carried.

Member then voted on the amended motion, a vote was taken, and the amended motion was declared carried.

It was **RESOLVED** that the application 22/00369/FPM be deferred to a future meeting of the Committee. The Committee deferred the application and required the applicant to provide further information on the following key issues:

- Redwing Close: The Committee would like to have detailed information on the mitigation for Redwing Close, including marshalling conditions and a potential traffic order for the road. This was to protect the residents of Redwing Close from increased traffic.
- Pedestrian Access: The Committee would like the applicant to explore options for increased pedestrian access to the site. The pedestrian access could be from the Marlborough Road, Collenswood Road or Cromwell Road amongst other options.
- Acoustic Fencing: Further information was required regarding the impact acoustic fencing would have on the nearby residents on Marlborough Road

3 **URGENT PART I BUSINESS**

None.

4 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

5 **URGENT PART II BUSINESS**

None.

CHAIR