

**PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES**

Date: Thursday, 9 February 2023

Time: 6.30pm

Place: Council Chamber

**Present:** Councillors: Michael Downing (Chair), Adrian Brown (Vice Chair), Julie Ashley-Wren, Sandra Barr, Teresa Callaghan, Nazmin Chowdhury, Chris Howells, Graham Lawrence CC, Mrs Joan Lloyd, Maureen McKay, Claire Parris, Graham Snell and Anne Wells

**Start / End**      Start Time:    6.30pm  
**Time:**            End Time:       8.10pm

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

Apologies for absence were submitted on behalf of Councillor Adam Mitchell.

Councillors Teresa Callaghan and Graham Lawrence CC declared interests in items 3 and 4 relating to Land North of Stevenage, off North Road and Weston Road, Stevenage as they were both Members of the Friends of Forster Country. They both remained in the meeting and took part in the deliberation and votes for the two items.

**2      MINUTES - 8 DECEMBER 2022 & 10 JANUARY 2023**

It was **RESOLVED** that the minutes of the Planning and Development Committees held on 8 December 2022 and 10 January 2023 be approved as correct records and signed by the Chair.

**3      22/00808/RMM - LAND TO THE NORTH OF STEVENAGE, OFF NORTH ROAD AND WESTON ROAD, STEVENAGE**

The Committee considered an application for Reserved Matters for Site Wide Infrastructure including Highways Infrastructure, Drainage and Surface Water, and Green Infrastructure pursuant to Outline permission 17/00862/OPM at the land to the North of Stevenage, Off North Road and Weston Road, Stevenage.

The Assistant Director Planning and Regulation advised that the Committee would receive an overview presentation in relation to both items 3 and 4 on the agenda as well as hearing from the speakers for both applications prior to detailed discussions and a separate vote being taken on the items individually.

Members were reminded that an application for outline planning permission had come before the Committee in 2020 and that this was the first of four applications relating to the reserved matters application for the site:

- Country Park;
- Phase 1D Conservation Area residential 115 units;
- Infrastructure;
- Phase 1A-C residential 243 units.

The Principal Planning Officer gave a presentation to the Committee including approved parameter plans detailing the spine road and link roads, the local commercial centre, the primary school site and the Country Park, green spaces and drainage as well as density levels for the site.

Officers advised that the current application sought reserved matters approval for the infrastructure required within in the site, consisting of but not limited to –

- the main spine road extending from both North Road vehicular accesses and forming a crescent path within the developed part of the site, with a north/south connection through the proposed local centre;
- cycle/footway provision and connections;
- three primary road connections off the spine road, including a car/bus connection to the boundary of the NS1 site within NHDC, with further connection to the proposed Country Park entrance;
- all drainage proposals (excluding the basins to the south of the Country Park, contained within application reference 22/00781/RMM) including ponds, swales, attenuation basins and a pumping station;
- all strategic green open spaces (excluding the Country Park) throughout the site, including landscaping proposals for all these areas;
- provision of play areas (LEAP'S (Local Equipped Area of Play) and LAP'S (Local Area of Play));
- footpath and cycleway connections on the northern and southern boundaries;
- street furniture, including benches, cycle stands, and bins.

The Chair then invited Jo Unsworth from Savills on behalf of the Developers Bellway Homes and Miller Homes to address the meeting. The Committee was informed that this application was the first in relation to the development of the new North Stevenage neighbourhood, including publicly accessible green spaces and energy efficient homes. Sustainable connectivity including segregated bus and cycle routes and footpaths would connect the new development to the existing edge of Stevenage.

Ms Unsworth advised that the Phase before members allowed for early delivery of a significant proportion of affordable housing required by the development. Different character areas would be created with a variety of heights, materials and finishes. Lower density housing would be located along the southern edge of the site with higher densities along the spine road and towards the commercial centre. The new

dwellings would include a range of energy efficient and sustainable measures in the build and within the property along with the provision of Electric Vehicle (EV) charging points.

The Chair then invited Chris Naylor from the Friends of Forster Country, an objector, to address the Committee. Mr Naylor advised that although the building of homes in the Town was vital, this scheme was damaging to the Borough's remaining Green Belt. It was also Mr Naylor's view that at this late stage of the process, the last 4 schemes for reserved matters were intimately linked and should all be considered together.

The scheme to be considered at this meeting included significant changes to the road layout which would enable many additional car journeys to be made to the car park in the conservation area which SBC officers also had concern over. As a result some of the roads had changed to be bigger and more urban to accommodate the additional journeys. This did not equate with the Council's recent declaration regarding the climate emergency.

Thousands of tonnes of spoil and soil were also going to be dumped in the conservation area which was currently teeming with wildlife.

The Country Park would be coming to committee in a few weeks but the proposal was very different to that originally spoken of in the outline approval.

Mr Naylor reiterated that all 4 of the Reserve Matters should be considered together and that this evening's applications should be deferred to enable this to happen.

The Chair thanked both speakers for their contribution to the meeting.

The Principal Planning Officer then presented landscaping plans including a large central green corridor and green links to the southern part of the site; drainage plans; highway plans including the tree lined main spine road, connection roads and access points to the development.

The Committee was advised that the scheme had undergone some revisions to take account of initial comments from statutory consultees which were considered to have enhanced the scheme further.

In relation to the impact on the heritage assets St Nicholas and Rectory Lane Conservation Area and nearby listed buildings, it had been demonstrated, in the Officers' opinion, that the development would cause at the lower end of the scale, less than substantial harm to the setting of the conservation area and to a lesser degree the settings of the listed building. Officers advised that the proposal had a number of benefits which weighed in the schemes favour. The proposed level of useable and accessible green open space along with the substantial and additional landscaping would bring numerous benefits to the development.

Officers were of the view that the highways proposals would enhance the walking and cycling connections in this northern area of the Town. The scheme would also maintain the existing well used Public Right of Ways along and through the site. The

proposal would also allow for a bus service within the site.

In relation to design, officers advised that there would be an acceptable living environment throughout the development, well laid out and connected to the surrounding areas.

The Committee was advised that the Council's drainage consultants had responded to advise that the all the provisions and infrastructure were acceptable subject to the discharge of relevant conditions.

In response to a number of questions/comments from Members, the following answers were given:

- the separate consideration of the four reserved matters applications was a concern as there was an impact on all linked applications;
- in relation to the car park would there be an opportunity to look at the location, officers advised that the location of the car park could be reconsidered at the next meeting although the application was predicated on the car park being in the location advised currently;
- the dumping of soil by the contractors would be considered when the Country Park application was before Committee;
- the play areas planned for the development would ensure full inclusivity for all children through the discharge of conditions. The on-going upkeep of the play areas and green spaces would be the responsibility of the Developer through a Management Company. The play areas would also be protected as play areas;
- when would the work to the bridle paths and footpaths happen? There was no firm timetable for this currently but the footpaths would be kept open as much as possible. A detailed timeline would be advised once known;
- Consideration of the footpath on the eastern side of the site by the cemetery would also be as part of the Country park proposals;
- in terms of gas into the site, the applicant advised that 2025 building regulations would not allow gas into developments and in the interim the properties built would have a high level of renewables. There were no plans to run a gas main through the site;
- there was only 1 vehicle access through to NS1, Members expressed concern that this would be used as a short cut through to Stevenage. Officers advised that in consultation with NHDC and HCC this route had been agreed. The road had been designed to accommodate the traffic and there would ultimately be 2 roads in and out of the site once it was fully completed;
- in relation to pylons, the UK Power Networks had advised where they needed to be and would be carrying out these works under permitted development;
- The primary school would open in conjunction with HCC at the appropriate time and subject to occupation of the site.

It was **RESOLVED**:

That Reserved Matters planning permission be GRANTED subject to the following :-

The imposition of suitable 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:

BM1-NPA-I-OS-DR-L-3008-A-C07; BM1-NPA-I-OS-DR-L-3007-A-C07; BM1-NPA-I-OS-DR-L-3006-A-C07; BM1-NPA-I-OS-DR-L-3005-A-C07; BM1-NPA-I-OS-DR-L-3004-A-C07; BM1-NPA-I-OS-DR-L-3003-A-C07; BM1-NPA-I-OS-DR-L-3002-A-C07; BM1-NPA-I-OS-DR-L-3001-A-C07; BM1-NPA-I-OS-DR-L-3000-A-C07; BM1-NPA-I-OS-DR-L-2012-A-C04; BM1-NPA-I-OS-DR-L-4301-A-C03; BM1-NPA-I-OS-DR-L-4302-A-C03; BM1-NPA-I-OS-DR-L-4303-A-C03; BM1-NPA-I-OS-DR-L-4304-A-C03; BM1-NPA-I-OS-DR-L-4305-A-C03; BM1-NPA-I-OS-DR-L-4306-A-C03; BM1-NPA-I-OS-DR-L-4307-A-C03; BM1-NPA-I-OS-DR-L-5301-A-C03; BM1-NPA-I-OS-DR-L-5302-A-C03; BM1-NPA-I-OS-DR-L-5303-A-C03; BM1-NPA-I-OS-DR-L-5304-A-C03; BM1-NPA-I-OS-DR-L-5305-A-C03; BM1-NPA-I-OS-DR-L-5306-A-C03; BM1-NPA-I-OS-DR-L-5307-A-C03; BM1-NPA-I-OS-DR-L-5308; BM1-NPA-I-OS-DR-L-5309-A-C02; BM1-NPA-I-OS-DR-L-5310-A-C02; BM1-NPA-I-OS-DR-L-7405-A-C03; BM1-NPA-I-OS-DR-L-7500-A-C04; BM1-NPA-I-OS-DR-L-7501-A-C04; BM1-NPA-I-OS-DR-L-7502-A-C02; BM1-NPA-I-OS-DR-L-7503-A-C04; BM1-NPA-I-OS-DR-L-7504-A-C05; BM1-NPA-I-OS-DR-L-7505-A-C03; BM1-NPA-V1-OS-DR-L-7100-A-C03; BM1-NPA-V1-OS-DR-L-7400-A-C03; BM1-NPA-V1-OS-DR-L-7401-A-C03; BM1-NPA-V1-OS-DR-L-7301-A-C02; BM1-OC-V1-ZZ-DR-C-0042-P08; BM1-OC-RMA-XX-DR-C-2000-R11; BM1-OC-RMA-XX-DR-C-2001-R14; BM1-OC-RMA-XX-DR-C-2002-R14; BM1-OC-RMA-XX-DR-C-2004-R07; BM1-OC-RMA-XX-DR-C-2005-R08; BM1-OC-RMA-XX-DR-C-2006-R07; BM1-OC-RMA-XX-DR-C-2008-R09; BM1-OC-RMA-XX-DR-C-2009-R09; BM1-OC-RMA-XX-DR-C-2010-R08; BM1-OC-RMA-XX-DR-C-2012-R06; BM1-OC-RMA-XX-DR-C-2013-R04; BM1-OC-RMA-XX-DR-C-2014-R04; BM1-OC-RMA-XX-DR-C-2015-R04; BM1-OC-RMA-XX-DR-C-2016-R04; BM1-OC-RMA-XX-DR-C-2017-R04; BM1-OC-RMA-XX-DR-C-2018-R04; BM1-OC-RMA-XX-DR-C-2019-R05; BM1-OC-RMA-XX-DR-C-2020-R05; BM1-OC-RMA-XX-DR-C-2021-R05; BM1-OC-RMA-XX-DR-C-2022-R05; BM1-OC-RMA-XX-DR-C-2023-R05; BM1-OC-RMA-XX-DR-C-2024-R06; BM1-OC-RMA-XX-DR-C-2025-R06; BM1-OC-RMA-XX-DR-C-2026-R03; BM1-OC-RMA-XX-DR-C-2028-R02; BM1-OC-RMA-XX-DR-C-2029-R02; BM1-OC-RMA-XX-DR-C-2030-R02; BM1-OC-RMA-XX-DR-C-2031-R02; BM1-OC-RMA-XX-DR-C-2032-R02; BM1-OC-RMA-XX-DR-C-2033-R02; BM1-OC-RMA-XX-DR-C-2034-R02; BM1-OC-RMA-XX-DR-C-2036-R03; P1708.SRL.0004-F; BM1-OC-RMA-XX-DR-C-2035-R01; BM1-OC-RMA-XX-DR-C-2039; BM1-OC-RMA-XX-DR-C-2040; 302438 R01(01);

2. Prior to first occupation/use of any identified phase contained within the outline permission parameter plans and subsequent reserved matters applications details of the proposed play areas equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to, the character of each area i.e. local centre or

Country Park entrance; equipment proposed including for inclusive play, landscaping to be used for play and role play, signage within/at the areas, hardstand materials for each area in particular the MUGA and skate park. Once approved the play areas shall be constructed at a time cohesively working with the respective phase in which they are proposed such that they can be made available for residents of the development as each phase comes forward.

3. Prior to first occupation/use of any identified phase contained within the outline permission parameter plans, details of signage associated with the proposed horse mounting block and RoW wayfaring signs shall be submitted to and approved in writing by the Local Planning Authority. The signs shall be erected in accordance with the approved plans prior to first occupation of said phases of the development site.
4. Prior to first occupation/use of any identified phase contained within the outline permission parameter plans, details of the proposed benches and bins identified within all open spaces and green links shall be submitted to and agreed in writing by the Local planning Authority. The development shall thereafter be carried out in accordance with the approved details.
5. Prior to commencement of any works relating to the provision of residential phases as identified on the outline permission parameter plans or their respective approved reserved matters application(s) a landscape planting timeframe document shall be submitted to and approved in writing by the Local Planning Authority. This document shall detail the sequence of each area/location of planting as hereby approved. The works shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
6. Prior to commencement of any works relating to the provision of drainage features hereby approved, a Drainage Timeframe Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy will identify the works to be carried out, their sequence of construction and an indication of timeframes for each stage. The works shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
7. The development hereby permitted shall be carried out in accordance with the soft and hard landscaping details submitted, unless otherwise approved in writing by the Local Planning Authority.
8. All planting, seeding, and turfing comprised in the approved landscaping details as agreed under condition 7 of this approval shall be carried out in the first planting and seeding seasons following the first occupation of the development hereby permitted or, the completion of the approved development whichever is the sooner.
9. All hard surfacing comprised in the approved landscaping details as specified in condition 7 of this approval shall be carried out prior to first occupation of

the development hereby permitted or, the completion of the approved development, whichever is the sooner.

10. Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
11. No tree shown on the approved landscaping scheme, shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.
12. All areas of hedges, scrub, or similar vegetation where birds may nest which are to be removed as part of the development within each phase(s), are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot 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.
13. Before any development commences, (including any site clearance or demolition works, (but excluding work on the site access(es)) trees on the site shall be protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.

## **INFORMATIVES**

### **1 Hertfordshire Highways**

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right

of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN4) Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN5) Constructions standards for works within the highway. The application is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highways Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The requirement as part of the offsite s278 works is to provide:

- Access works;
- Provision of two pedestrian crossing facilities in Maxwell Road;
- Resurfacing of the existing footway along the site's northern boundary;
- Provision of a new footway between the two new pedestrian crossing facilities;
- Provision of two new shared pedestrian/cycle links from the site to the cycle track to the south;
- Cavendish Road bus stop improvements: provision of Kassel kerbing, bus shelter, bench;
- Connect the existing two off road cycle facilities across Maxwell Road;



- Improve pedestrian access to Cavendish Road bus stop by resurfacing the provision of dropped kerbs and tactiles; and
- 'Keep Clear' markings on the Maxwell Road / Gunnels Wood Road junction.

The details should be included as part of the s278 drawing as part of the required highway work in conjunction with the development. The construction of such works must be undertaken to the satisfaction and specification of the Highways Authority, and, by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements.

## 2 **Thames Water**

With regards to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

## 4 **22/00810/RMM - LAND TO THE NORTH OF STEVENAGE, OFF NORTH ROAD AND WESTON ROAD, STEVENAGE**

The Committee considered an application for approval of reserved matters (layout, landscaping, scale and appearance) for residential development of 243 units comprising Phase 1 Parcels A-C and commercial unit (Use Class E) pursuant to Outline permission 17/00862/OPM.

The main Officer presentation and Speakers to this application had been considered under the previous item.

The Principal Planning Officer gave an introduction to the committee which included details of the residential development which proposed a mixture of houses and two blocks of flats located at the junctions of the spur roads. There would be a mixture of detached and semi-detached dwellings with either garages and driveways or allocated parking spaces. The proposal would have an acceptable level of car parking, slightly over the required provision, including disabled spaces, EVCP and cycle storage.

The local centre would be accessed via its own spur road.

In response to a number of comments/questions, officers advised:

- Previous developments considered by the Committee had unacceptable parking layouts, could we make sure there is no distinction between parking standards in the affordable and other properties on the site for this application? Officers advised that all of the apartment blocks were affordable and the parking proposed met all our standards, albeit a slight over provision. The number of parking spaces per property would increase to reflecting the number of bedrooms in a property;

- In relation to utility vehicles, there was no requirement for a separate parking provision;
- In relation to social housing, the permission gave an outline of the mixture of tenures for the affordable housing properties. The overall figure for the development was 30% affordable units;
- There would be parking restrictions and no visitor spaces on the spine road, which was also a bus route, through the development to ensure there was no parking on this road;
- There was a maximum height of 3 storeys in the development any changes to this would have to come back to the planning and Development Committee for approval.

It was **RESOLVED** That Reserved Matters planning permission be GRANTED subject to the following :-

The imposition of suitable 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:  
P1708.HA.102; P1708.HA.105; P1708.HP.101; P1708.HP.102;  
P1708.HP.103; P1708.HU.101; P1708.HU.102A; P1708.HU.103;  
P1708.HU.104; P1708.LA.101; P1708.LA.102; P1708.LO.101A;  
P1708.LO.102; P1708.LO.103; P1708.M2.101; P1708.M2.102A;  
P1708.M2.103; P1708.M2A.101; P1708.M3.101; P1708.M3.102;  
P1708.M4.101; P1708.M4.102A; P1708.M4.103; P1708.M4.104;  
P1708.M4A.101; P1708.M4A.102; P1708.PG.101; P1708.PG.102;  
P1708.PH.101; P1708.PH.102; P1708.PS.101; P1708.PS.102A;  
P1708.PS.103; P1708.PS.104A; P1708.PS.105; P1708.PS.106;  
P1708.RE.101; P1708.RE.102; P1708.RE.103; P1708.RE.104;  
P1708.SA.102; P1708.SC.101; P1708.SC.102; P1708.SC.103;  
P1708.SC.104; P1708.SUB.101; P1708.TH.102A; P1708.TH.103;  
P1708.TH.104; P1708.TH.105; P1708.TH.106; P1708.TH.109;  
P1708.TH.110; P1708.WB.101; P1708.WB.102; P1708.WB.103;  
P1708.WB.104; P1708.BSA.01G; P1708.MSA.01E; BM1-NPA-V1-0S-DR-L-  
7510-A-C01; BM1-NPA-V1-0S-DR-L-7511-A-C01; BM1-NPA-V1-0S-DR-L-  
7512-A-C01; BM1-NPA-V1-1a-DR-L-5210-A-C02; BM1-NPA-V1-1abc-DR-Y-  
3200-A-C01 A3; P1708.18; P1708.AN.101A; P1708.B2A.101;  
P1708.AN1.101B; P1708.B2.101; P1708.B2.102; P1708.B2A.102;  
P1708.B3A.101; P1708.B3A.102; P1708.B3B.101; P1708.B3B.102;  
P1708.B4.101; P1708.B4.102A; P1708.BC.101; P1708.BC.102;  
P1708.BC.103; P1708.BC.104; P1708.BC.105; P1708.BLK1.103 - Rev A;  
P1708.BLK1.104 - Rev A; P1708.BLK2.101; P1708.BLK2.102;  
P1708.BLK2.103; P1708.BLK2.104; P1708.BLK2.105.; P1708.BLK2.106;  
P1708.BLK2.107; P1708.BLK2.108; P1708.BLK3.101; P1708.BLK3.102;

P1708.BLK3.103; P1708.BLK3.104; P1708.BLK3.105; P1708.BLK3.106;  
P1708.BLK3.107; P1708.BLK3.108; P1708.BLK4.101; P1708.BLK4.102;  
P1708.BLK4.103; P1708.BLK4.104; P1708.BLK4.105; P1708.BLK4.106;  
P1708.BLK4.107; P1708.BLK4.108; P1708.BLK5.104; P1708.BLK6.104;  
P1708.BLK7.101; P1708.BLK7.102; P1708.BLK7.103; P1708.BLK7.104;  
P1708.BLK7.107; P1708.BLK7.105; P1708.BLK7.106; P1708.BLK7.108;  
P1708.BM.101; P1708.BM.102; P1708.BM.103; P1708.BM.104;  
P1708.BR.101A; P1708.BR.102B; P1708.CA.101A; P1708.CA.102B;  
P1708.CA.103; P1708.CA.105A; P1708.CH.101; P1708.CH.102;  
P1708.CO.102; P1708.CO.103; P1708.GAR.101; P1708.GAR.102;  
P1708.GAR.103; P1708.GAR.105; P1708.GAR.106; P1708.GAR.107;  
P1708.GAR.108; P1708.GR.101; P1708.GR.102; P1708.HA.101A;  
P1708.SRL.0006-C; P1708.BLK1.101 - Rev C; P1708.BLK1.102 - Rev C;  
P1708.BLK1.105-Rev C; P1708.BLK1.106 - Rev B; P1708.BLK5.101A;  
P1708.BLK5.102A; P1708.BLK5.103A; P1708.BLK5.105A;  
P1708.BLK5.106A; P1708.BLK5.107A; P1708.BLK5.108A;  
P1708.BLK6.101A; P1708.BLK6.102A; P1708.BLK6.103A;  
P1708.BLK6.105A; P1708.BLK6.106A; P1708.BLK6.107A;  
P1708.BLK6.108A; P1708.CO.101A; P1708.MA.101A; P1708.MA.102A;  
P1708.MA.103A; P1708.MA.104A; P1708.MA.105A; P1708.MA.106A;  
P1708.PG.103A; P1708.PG.104A; P1708.SA.101A; P1708.SS.101D;  
P1708.SS.102C;  
P1708.SS.103C; P1708.SS.104B; P1708.SS.105C; P1708.01R; P1708.02K;  
P1708.12K;  
P1708.13J; P1708.14J; P1708.15K; P1708.16J; P1708.17J; BM1-OC-RMA-  
1E-DR-C-5400-R02; BM1-OC-RMA-1E-DR-C-54001-R02; BM1-OC-RMA-1E-  
DR-C-5402-R02; BM1-OCRMA-1E-DR-C-5403-R02; BM1-NPA-V1-ZZ-DR-L-  
5200-A-C02; BM1-NPA-V1-ZZ-DR-L-5201-A-C02; BM1-NPA-V1-ZZ-DR-L-  
5202-A-C02; BM1-NPA-V1-ZZ-DR-L-5203-A-C02; BM1-NPAV1-1a-DR-L-  
5215-S1-C01; BM1-NPA-V1-1a-DR-L-5216-S1-C02; BM1-NPA-V1-1a-DR-L-  
5217-S1-C02; BM1-NPA-V1-1b-DR-L-5220-S1-C02; BM1-NPA-V1-1b-DR-L-  
5221-S1-C02; BM1-NPA-V1-1b-DR-L-5222-S1-C02; BM1-NPA-V1-1b-DR-L-  
5223-S1-C02; BM1-NPA-V1-1b-DR-L-5224-S1-C02; BM1-NPA-V1-1c-M2-L-  
5205-S0-C01; BM1-NPA-V1-1c-M2-L-5206-S0-C01; BM1-NPA-V1-1c-M2-L-  
5207-S0-C01; BM1-OC-RMA-1A-DR-C-5100 - R02; BM1-OCRMA-1A-DR-C-  
5101 - R02; BM1-OC-RMA-1A-DR-C-5102 - R02; BM1-OC-RMA-1A-DR-C-  
5103 - R03; BM1-OC-RMA-1A-DR-C-5104 - R03; BM1-OC-RMA-1A-DR-C-  
5105 - R05; BM1-OC-RMA-1A-DR-C-5106 - R03; BM1-OC-RMA-1A-DR-C-  
5107 - R03; BM1-OC-RMA-1A-DR-C-5108 - R03; BM1-OC-RMA-1A-DR-C-  
5109 - R02; BM1-OC-RMA-1A-DR-C-5110 - R02; BM1-OC-RMA-1A-DR-C-  
5111 - R02; BM1-OC-RMA-1A-DR-C-5112 - R03; BM1-OC-RMA-1A-DR-C-  
5113 - R03; BM1-OC-RMA-1A-DR-C-5114 - R03; BM1-OC-RMA-1A-DR-C-  
5115 - R02; BM1-OC-RMA-1A-DR-C-5116 - R02; BM1-OC-RMA-1A-DR-C-  
5117 - R02; BM1-OC-RMA-1C-DR-C-5200 - R04; BM1-OC-RMA-1C-DR-C-  
5201 - R02; BM1-OC-RMA-1C-DR-C-5202 - R02; BM1-OC-RMA-1C-DR-C-  
5203 - R02; BM1-OC-RMA-1C-DR-C-5204 - R02; BM1-OC-RMA-1C-DR-C-  
5205 - R02; P1708.TH.101; P1708.CA.104;

1. The development hereby permitted shall be carried out in accordance with the soft and hard landscaping details submitted, unless

otherwise approved in writing by the Local Planning Authority.

3. All planting, seeding, and turfing comprised in the approved landscaping details as agreed under condition 2 of this approval shall be carried out in the first planting and seeding seasons following the first occupation of the development hereby permitted or, the completion of the approved development whichever is the sooner.
4. All hard surfacing comprised in the approved landscaping details as specified in condition 2 of this approval shall be carried out prior to first occupation of the development hereby permitted or, the completion of the approved development, whichever is the sooner.
5. Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
6. No tree shown on the 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.
7. All areas of hedges, scrub, or similar vegetation where birds may nest which are to be removed as part of the development within each phase(s), are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot 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.
8. Prior to first construction of any building on site, details of the proposed swift and bat boxes, their construction and integration into the respective buildings/dwellings shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall thereafter be installed/integrated on the building/dwelling elevations as identified on Drawing number BM1-NPA-V1-1d-DR-Y-3200-A-C01.
9. Prior to first occupation/use of the buildings/dwellings and development hereby permitted, details of the proposed 13-amp wall mounted and pedestal electric vehicle charging points and their locations shall be submitted to and approved in writing by the Local Planning Authority. The 13-amp wall mounted and pedestal electric vehicle charging points shall be installed in accordance with the approved details prior to first occupation. Where the EVCP is located in a communal parking area these must be maintained to a working standard by the management Company appointed/created for the development.

10. Prior to the first occupation/use of the buildings/dwellings and development hereby permitted the approved refuse/recycle stores and bin collection points shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
11. Prior to first occupation/use of plots 173-177 details of the proposed bin stores at the locations shown on Drawing numbers P1708.16-J and P1708.17-J to serve plots 173-177 shall be submitted to and approved in writing. The bin stores shall thereafter be installed in accordance with the approved details prior to occupation of these units.
12. Prior to the first occupation/use of the buildings/dwellings and development hereby permitted the approved cycle parking stores shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.
13. No plant or equipment shall be affixed to any external face of a building or added to the roof of the building unless otherwise agreed in writing by the Local Planning Authority.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or infrastructure shall be erected to any apartment block (numbers 1, 2, 3, 4, 5, 6 and 7) other than those expressly authorised by this permission.
15. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking or re-enactive that Order with or without modification) no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles and/or bicycles, no loft conversions including dormer windows / roof extensions, or roof lights and openings shall be constructed on the dwelling house(s) hereby permitted unless permission is granted on an application made to the Local Planning Authority.
18. Notwithstanding the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that order) the non-residential units within the local centre shall be used for Use Classes E only of the schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purposes (including Use Class C3 - Residential or for employment based uses such as offices, research and development and light industrial as well as other services falling within Use Class E), unless otherwise agreed in writing or approved by way of separate planning permission
19. Prior to the first occupation of the non-residential units of each phase hereby

permitted (retail, leisure, office, commercial), details of the hours of operation of the non-residential units for the relevant phase hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The non-residential units shall thereafter be occupied solely with the approved details.

20. No demolition, construction or maintenance activities audible at the boundary and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13.00 hours on Saturdays and shall not operate on a Sunday or Bank Holiday, unless otherwise agreed in writing with the Local Planning Authority.
21. Prior to relevant works in each phase of development, details of any external lighting to be installed on any building(s) hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before that phase of development is occupied.
22. Before any above-ground work is commenced on any individual phase of the development hereby permitted, samples of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
  - i) Facing and roof materials;
  - ii) Balcony and/or dormer window treatment;
  - iii) Window material details;
  - iv) External rainwater goods where permitted.

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

23. No works above building foundations 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.
24. Prior to the first occupation or use of Phases 1 to 4 of the development hereby permitted, the proposed access, onsite car and cycle parking, servicing / loading, unloading / turning /waiting area(s) for the relevant phase(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan(s) and retained thereafter available for that specific use, unless otherwise agreed in writing by the Local Planning Authority.

## INFORMATIVES

### 1 Hertfordshire Highways

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN4) Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300

1234047.

AN5) Constructions standards for works within the highway. The application is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highways Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The requirement as part of the offsite s278 works is to provide:

- Access works;
- Provision of two pedestrian crossing facilities in Maxwell Road;
- Resurfacing of the existing footway along the site's northern boundary;
- Provision of a new footway between the two new pedestrian crossing facilities;
- Provision of two new shared pedestrian/cycle links from the site to the cycle track to the south;
- Cavendish Road bus stop improvements: provision of Kassel kerbing, bus shelter, bench;
- Connect the existing two off road cycle facilities across Maxwell Road;
- Improve pedestrian access to Cavendish Road bus stop by resurfacing the provision of dropped kerbs and tactiles; and
- 'Keep Clear' markings on the Maxwell Road / Gunnels Wood Road junction.

The details should be included as part of the s278 drawing as part of the required highway work in conjunction with the development. The construction of such works must be undertaken to the satisfaction and specification of the Highways Authority, and, by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements.

## 2 **Thames Water**

With regards to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

## 5 **URGENT PART I BUSINESS**

None.

## 6 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

## 7 **URGENT PART II BUSINESS**



None.

**CHAIR**