

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday, 29 October 2024

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Claire Parris (Chair), Nazmin Chowdhury (Vice Chair), Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Graham Snell, Carolina Veres and Anne Wells

Start / End Time: Start Time: 18:30
End Time: 22:00

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

There were no declarations of interest.

2 MINUTES - 3 SEPTEMBER 2024

It was **RESOLVED** that the Minutes of the Planning and Development Committee meeting held on 3 September 2024 be agreed as a correct record and signed by the Chair.

3 UPDATE ON LOCAL PLAN REVIEW

The Head of Planning Policy provided the Committee with a detailed update on the progress of the Stevenage Local Plan Review.

The Committee heard that the Local Plan (adopted in May 2019) provided a spatial vision for Stevenage to 2031 and comprised 13 strategic policies and 73 detailed policies, supported by a policies map and key diagram.

The review was influenced by national, regional, and local drivers, including revisions to the National Planning Policy Framework (NPPF), the North East Central Hertfordshire Joint Strategic Plan, and findings from the Station Gateway Area Action Plan consultation.

The Head of Planning Policy advised that, following legal advice, a two-stage process was adopted:

Stage 1: Partial Review and Update, with a focus on addressing immediate policy needs such as climate change, sustainability, HMOs, and tree-lined streets.

Stage 2: A full review, extending beyond 2031, incorporating broader strategic priorities like infrastructure and healthy homes principles.

The Committee were informed that the Regulation 18 consultation (July–August 2024) highlighted public and stakeholder concerns about climate policies, HMOs, and flooding. The upcoming Regulation 19 consultation, scheduled for 20 November 2024–14 January 2025 (with a possible extension), would allow further public engagement on the updated plan.

National Context and Transitional Arrangements:

The Head of Planning Policy advised the Committee that changes to the NPPF and associated timelines meant the Council must submit the Local Plan by December 2026, under the current planning framework, to avoid delays from adopting a new system. The current plan's policies were over five years old, reducing their material weight in decision-making. Advancing the review would help restore policy strength.

Outlining the next steps, the Head of Planning Policy informed the Committee that, following the Regulation 19 consultation, the plan would be submitted to the Secretary of State in Spring 2025, with examination expected in Summer/Autumn 2025 and adoption thereafter. The second-stage full review would commence post-adoption.

Approval was sought for the Regulation 19 consultation to proceed.

The Chair thanked the Head of Planning Policy for their update and invited Members to ask questions.

In response to a question regarding the NPPF timeline extension, the Head of Planning Policy clarified that Local Plans must be submitted by June 2025 under the current system; otherwise, they were subject to a new framework, potentially causing delays. While some councils might pause due to the extension to December 2026, Stevenage Borough Council was progressing with urgency due to the reduced material weight of policies in plans older than five years.

Members raised concerns about the practicalities of the proposed tree replacement ratio (up to 1:21) and its implications for carbon sequestration. In response, Officers advised that the replacement policy used a sliding scale based on tree size and significance. Small trees required fewer replacements, while veteran trees (e.g., 300–400 years old) demanded higher replacements to offset their ecological value. The approach aimed to balance development needs with environmental conservation.

Members highlighted what could be perceived as a lack of emphasis on protecting grasslands and other carbon-sequestering areas. In response, Officers advised that while the Local Plan did not demand new grassland in developments, existing grasslands were safeguarded through green space and ecological designations, including the Green Belt and ecological corridors. Grassland loss was considered case by case, whereas tree loss was actively mitigated through replacement policies.

In response to a question regarding “Green Walls”, Officers advised that encouraging green walls was not mandatory due to viability testing, but proposals

that included green walls received greater weight during planning decisions due to their biodiversity and ecological benefits.

Members sought clarification on who would be consulted, how they would be reached, and the inclusivity of the consultation process. Officers responded that consultations were conducted through Commonplace, an online interface used for prior consultations. A consultation database was maintained, which included key stakeholders. Hard copy documents were made available in libraries and council offices. Special attention was given to those who may not use digital platforms, ensuring accessibility via post and in-person options.

Engagement methods included partnerships with neighbourhood and communications teams, social media outreach, and publicising consultations in The Comet, The Chronicle, and leaflets with QR codes. Hard-to-reach groups, such as youth, were targeted through tailored initiatives like youth surveys, aiming to broaden engagement.

Responding to a question regarding Combined Heat and Power (CHP), Officers informed the Committee that CHP was included in the climate policy to reflect scenarios where it provided broader sustainability benefits, such as reducing waste heat from facilities like leisure centres. It aligned with Part L of building regulations, which emphasised energy efficiency in heating, cooling, and lighting. CHP was recognised as a secondary solution, often reliant on fossil fuels. There was concern over locking developments into long-term gas use when more renewable options were available. The Council encouraged hierarchies where renewable energy sources were prioritised over CHP.

However, flexibility was mandated by government guidelines, requiring consideration of feasibility for developers who could not meet higher standards. Developers were already moving away from gas due to forthcoming Future Homes Standards, expected to phase out gas and emphasise alternatives like air source heat pumps.

Members raised concerns regarding the readability of maps within the report. Officers responded that planned upgrades to the GIS system aimed to make policy maps more interactive and user-friendly.

It was **RESOLVED** that the update on the Local Plan Review be noted and that the Regulation 19 Consultation be approved to proceed.

4 **24/00058/FPM - LAND AT REDCAR DRIVE, STEVENAGE**

The Committee considered an application for the erection of 38 dwellings with associated infrastructure including new access points off Clovelly Way and Symonds Green Lane, cycleway and footpath connections and parking provision in line with local policy. The existing buildings had already been cleared following a prior approval.

The Committee were informed that the site was located near industrial estates and offices to the South, residential areas to the North and the Symonds Green Lane Conservation Area which was adjacent to the site boundary. The site comprised of previously developed land and an undesignated green space which would be developed into 32 houses and 12 flats.

The Committee were shown proposed site plans, elevations and bin and cycle enclosure plans.

Addressing affordable housing, the Team Leader (RE) advised the Committee that the provision of 12 affordable units met the 30% requirement for undeveloped land. However, the First Homes element of national policy was not included as part of proposal and was deemed a conflict with national policy, but Stevenage's housing needs prioritised other forms of affordable housing.

The Committee heard that the loss of green space complied with policy, as it was offset by existing facilities nearby such as Meadway playing fields and Symonds Green Village Green. Additional tree planting was proposed to compensate for removals associated with the land west of Stevenage development, which necessitated safeguarding a road corridor within the site.

The Committee were informed that parking, and bin and cycle storage was policy compliant.

The Team Leader (RE) advised the Committee that they were awaiting comments from the Lead Local Flood Authority due to backlog issues. Approval would be subject to their conditions being met.

The Committee heard that part of the site overlapped with safeguarded land for the land West of Stevenage development, ensuring no conflict with strategic road infrastructure plans.

Members commented on the loss of green space in the proposed development area, particularly its impact on Meadway Playing Fields. Queries were made about whether future road developments, particularly access roads connecting to the A1(M), would further affect this space.

The Team Leader (RE) clarified that the Land West of Stevenage development would not have direct access from the A1(M) but would instead utilise existing infrastructure, including Redcar Drive and Meadway with a new road via a tunnel to also serve the development. Upgrades to those roads were planned to accommodate increased traffic. It was confirmed that the Meadway Playing Fields would largely be preserved, with improvements such as a new pavilion proposed as part of a separate planning application. Officers acknowledged the loss of open space in the proposed development but justified this decision based on the need to meet housing supply requirements.

Further comments were made by Members regarding increased traffic congestion near the A1(M) junctions, particularly given the existing pressure caused by Costco traffic. The Team Leader (RE) confirmed there would be no new junctions from the A1(M), and traffic from the Land West of Stevenage development would be routed through the current road network. Measures to mitigate traffic impact, such as improvements to footpaths, cycleways, and a travel plan monitored by Hertfordshire County Council, were outlined.

Members made comments regarding pedestrian and wheelchair access, particularly the inadequacy of a proposed footpath near Eastbourne Avenue. It was noted that the current design forced pedestrians to take a circuitous route, which was potentially unsuitable for wheelchair users. The Team Leader (RE) acknowledged those issues and agreed to explore adjustments, such as extending the footpath to directly connect with a bus stop. However, they noted potential challenges, including relocating utilities and trees, as well as obtaining agreement from Hertfordshire County Council.

Further discussion touched on the accessibility of paths and cycleways to local schools, including Woolenwick School. Residents had raised concerns about the lack of safe pedestrian routes to the school from the proposed estate. The Team Leader (RE) clarified that connectivity improvements had been incorporated into the revised plans, including a new cycle and footway track. Those changes aimed to address residents' concerns, and further improvements were expected as the Land West of Stevenage project progresses. The Team Leader (RE) emphasised that the development's scale limited the scope of additional highways upgrades and that the current proposal represented the best achievable outcome under the circumstances.

The Head of Planning and Enforcement advised that West Stevenage development was looking to deliver new and upgraded cycle and pedestrian connections which would then connect into the existing network on Clovelly Way. Once this has been delivered as part of the West Stevenage development, the development proposal at Redcar Drive could then connect into this upgraded and new network. It was advised that from there, residents can then make their way to Woolenwick School.

Members asked questions regarding funding requested by Hertfordshire County Council related to a feasibility study related to bus routes. The Team Leader (RE) responded that the Council, as a Community Infrastructure Levy (CIL) authority, determined this request was not specific enough to the development to meet the regulatory requirements. The Committee were informed that CIL funds must directly mitigate the development's impact and deliver physical infrastructure, not viability studies with uncertain outcomes.

Members asked questions regarding affordable housing and commented on the clustering of affordable units in flat blocks. In response, the Team Leader (RE) advised the Committee that, of the 38 proposed dwellings, 12 flats were designated as affordable rent and would be council owned. While meeting the numeric policy requirement, this did not fully comply with the national "First Homes" policy. The Committee heard that the current priority was for one- and two-bedroom homes to address local housing needs, especially for downsizing and younger residents.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be granted subject to the applicant having first entered into a S106 legal agreement to secure/provide contributions towards:-

- Securing the provision of affordable housing;
- Section 278 Highway Improvement works;
- Secure the provision of a Management Company;
- Apprenticeships and construction jobs;

- Monitoring of Travel Plans;
- Biodiversity Net Gain provision or financial contribution;
- Secondary education financial contribution;
- NHS financial contribution;
- Securing the enhancement of play equipment at Meadway Playing Fields;
- Securing replacement trees at a 3 to 1 ratio;
- SBC Section 106 monitoring fee – 2.5% of total financial obligations (capped at £25,000); and
- HCC Monitoring Fee of £340 per trigger relating to HCC obligations.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor, along with delegated powers to the Assistant Director in liaison with the Council's appointed solicitor to enforce the obligations set out in the S106 Legal Agreement on behalf of Stevenage Borough Council and / or appoint another Planning Authority to enforce planning obligations on behalf of Stevenage Borough Council as and where legally required to do so. 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 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:
14122_P200S, 14122_P201J, 14122_P202P, 14122_P203D, 14122_P204G, 14122_P210D, 14122_P211D, 14122_P212E, 14122_P213G, 14122_P214B;
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 Unless otherwise agreed in writing by the Local Planning Authority, no demolition or construction activities audible at the site boundary shall be carried out except between the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. For the avoidance of doubt, no such work shall be carried out on Sundays or Bank Holidays.
- 4 Any external lighting installed at the site shall be angled so as to avoid any spillage beyond the site boundaries unless otherwise agreed in writing by the Local Planning Authority.
- 5 The development to which this permission relates shall be carried out in accordance with the mitigation measures as specified in the Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech dated 31 January 2024 unless otherwise agreed in writing by the Local Planning Authority.

- 6 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 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.
- 7 All planting, seeding and turfing 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.
- 8 Any trees or plants comprised within the approved plans 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.
- 9 On completion, the design of windows and ventilators to each dwelling shall achieve an acoustic performance which shall ensure that, when windows are closed and ventilators are open, noise levels do not exceed:
 - 35 decibels (dB) (LAeq,16h) during the daytime (07:00 – 23:00) within bedrooms and living rooms;
 - 30dB (LAeq,16h) during the night (23:00 – 07:00) within bedrooms;
 - 45 dB (LAFmax) on more than ten occasions during any typical night (23:00 – 07:00) within bedroomsThe ventilation system for each dwelling shall incorporate continuous mechanical supply and extract with heat recovery shall be designed so as to ensure 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.
- 10 At least 50% of the residential units shall be Category 2: Accessible and Adaptable dwellings.
- 11 The trees works to Group 3 as identified in the Arboricultural Method Statement by Arbtech dated 29 January 2024 shall include a 50% overall reduction in accordance with the Council's Arboricultural Manager's consultation response. The works shall be carried out in accordance with the principles stated in the Method Statement.
- 12 No development shall take place (including demolition and site clearance) until additional plans have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the following offsite highway works as indicated on the outline site plan (Ref-14122-P202-P):
 - a) New 3m wide footways along Clovelly Way to connect the existing footways on Eastbourne Ave, and Bude Crescent

- b) Tractile Paving Crossing points onto Eastbourne Avenue and Clovelly Way and
- c) New footway/cycleway connection to exiting ped/cycle link on the Symonds Green Lane and to the existing footway on Redcar Drive

These works shall be constructed (via s278) to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before first occupation.

- 13 No development shall take place (including demolition and site clearance) until a Construction Traffic 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 Traffic Management Plan shall include details of:

- a) Construction vehicle numbers, type, routing.
- b) Access arrangements to the site.
- c) Measure to minimise dust, noise machinery and traffic noise impacts during construction.
- d) Screening and hoarding details to protect neighbouring residents.
- e) Traffic management requirements, including the location of routes and from the site, details of their signing monitoring and enforcement measures.
- f) Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas);
- g) Siting and details of wheel washing facilities.
- h) Cleaning of site entrances, site tracks and the adjacent public highway including end of day tidying procedures to ensure protection of the site out the hours of construction. The construction activities shall be designed and undertake in accordance with the code of best practice set out in BS 5228 1997 and the agreed details unless otherwise agreed in writing by the LPA and Highways.
- i) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- j) Provision of sufficient on-site parking prior to commencement of construction activities.
- k) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- l) 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.

- 14 No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

- 15 No development shall take place (including demolition and site clearance) until the tree protection measures identified in the Arboricultural Method Statement by Arbtech and dated 29 January 2024 have been implemented. These measures shall remain in place for the duration of the development as necessary, unless otherwise agreed in writing by the Local Planning Authority.
- 16 No development shall take place (including demolition and site clearance) until an updated Arboricultural Survey has been carried out and submitted to the Local Planning Authority, identifying the exact number of trees to be removed further to the Summary of Tree Works (Table 8) contained in the Arboricultural Method Statement by Arbtech dated 29 January 2024.
- 17 No development shall take place above slab level (excluding demolition, site levelling and remediation works) until a schedule and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 18 No development shall take place above slab level (excluding demolition, site levelling and remediation works) 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. 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 landscaping scheme shall be completed in accordance with the approved details prior to first occupation of any of the units within the development.
- 19 No development shall take place above slab level (excluding demolition, site levelling and remediation works) 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 prior to first occupation of any of the units within the development.
- 20 No development shall take place above slab level (excluding demolition, site levelling and remediation works) until details of the location of the integrated swift boxes and bat boxes have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the first unit hereby permitted, the bird boxes and bat bricks or boxes as specified in the Ecology Report by Turnstone Ecology Ltd dated 31 January 2024 and their location as approved in writing shall be erected accordingly and thereafter permanently retained and maintained.

- 21 No development shall take place above slab level (excluding demolition, site levelling and remediation works) 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.
- 22 Notwithstanding any details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above slab level (excluding demolition, site levelling and remediation works). The approved boundary treatments shall be completed before the use hereby permitted is commenced or before any building is occupied.
- 23 Prior to the first occupation of the development hereby permitted, all vehicular access points shall be provided and thereafter retained at the position shown on the approved plan drawing number (Ref-24102-MX-XX-DR-C-0130 -P04) via S278 agreement with the highway. 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.
- 24 Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4m x 43m shall be provided to each side of the new access off Clovelly Way where it meets the highway, and such splays shall always thereafter be maintained free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
- 25 Prior to the first occupation of the first unit hereby permitted, all proposed onsite car & cycle parking, and turning area as shown on the outline site plan (Ref-14122-P202-P) shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 26 Prior to the first occupation of the first unit hereby permitted, the general waste and recycling stores and plant areas associated with the development shall be implemented in accordance with the details shown on approved plan 2023/P0221-001-G and retained and maintained accordingly for the lifetime of the development.
- 27 Prior to the first occupation of the first unit hereby approved, the Electric Vehicle Charging Points (EVCP) associated with the development shall be installed and readily available in accordance with the details and siting shown on approved plans 14122-P214B and 14122-P240G respectively. They shall be retained and maintained accordingly for the lifetime of the development.
- 28 Prior to the first occupation of the first unit hereby permitted, full details of the proposed Community Garden shall be submitted to and approved in writing by the Local Planning Authority. The details shall include how the community garden will be managed and maintained. The works shall thereafter be implemented in accordance with the approved details.

- 29 Prior to the first occupation of the first dwelling hereby permitted, 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.
- 30 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.
- 31 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 28, 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.

INFORMATIVE

- 1 **Public Information on Planning Applications**
Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.
- 2 **Community Infrastructure Levy**
Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

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

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

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

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

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

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

4 **Party Wall etc. Act 1996**

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

5 Hertfordshire County Council as Highways Authority

Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

6 Hertfordshire County Council as Highways Authority

Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

7 Hertfordshire County Council as Highways Authority

New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

- 8 **Hertfordshire County Council as Highways Authority**
 Works within the highway (section 278): 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.
- 9 **Hertfordshire County Council as Highways Authority**
 Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>
- 10 **Hertfordshire County Council as Highways Authority**
 Travel Plan (TP): A TP, in accordance with the provisions as laid out in Hertfordshire County Council's Travel Plan Guidance, would be required to be in place from the first occupation/use until 5 years post occupation/use. A £1,200 per annum (overall sum of £6000 and index-linked RPI March 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards supporting the implementation, processing and monitoring of the full travel plan including any engagement that may be needed. Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> OR by emailing travelplans@hertfordshire.gov.uk
- 11 **Thames Water**
 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without

a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

12 Affinity Water

The construction works and operation of the proposed development should be done in accordance with the relevant British Standards and Best management Practices, thereby significantly reducing the groundwater pollution risk. The construction works may exacerbate any existing pollution. If any pollution is found at the site, then the appropriate monitoring and remediation methods will need to be undertaken.

For any works involving excavations below the chalk groundwater table (for example, piling or the implementation of a geothermal open/closed loop system), a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

5 24/00525/FPM - BOND INTERNATIONAL, CARTWRIGHT ROAD

The Team Leader (AD) introduced the application. The Committee heard that the application was for the redevelopment of the old Bond International Warehouse site, located within the Pin Green Industrial Estate, the second largest employment area in Stevenage. The proposal involved the demolition of the existing warehouse and construction of a new building for flexible industrial storage, distribution and light industrial use along with associated parking, landscaping and servicing works.

The Committee were informed that the 1.9 hectare site was surrounded by industrial properties to the North and East, residential properties to the South and the newer Giles Crescent development to the West.

The Chair invited the Objector, Jill Borchers (Cycling UK Stevenage) to address the Committee.

The Objector commented on the lack of cycling infrastructure on Wedgwood Way and Cartwright Road. They highlighted that Wedgwood Way currently had no dedicated cycleways, which compromised the safety of active travel, especially given the presence of heavy goods vehicles (HGVs) and other traffic.

Emphasising local and emerging policies on sustainable transport and climate change, the Objector called for proper cycleway links along both sides of Wedgwood Way, from Giles Crescent and Cartwright Road to Martins Way, to support safe travel for residents and site workers. They noted that without such infrastructure, cycling will remain unsafe, particularly for children. Further concerns were raised regarding incomplete cycleway links on Gresley Way, which would enable safer access to Great Ashby.

The Objector concluded by urging the council to prioritise safe and accessible cycling infrastructure to promote sustainable travel, improve health, and align with environmental goals.

The Chair invited Gareth Pritchard (Stantec) to address the Committee on behalf of the applicant – Wrenbridge (FRELD Stevenage) LLP.

The Applicant's Representative expressed gratitude to Members and Officers for their work over the last six months and welcomed the officer recommendation that the proposed scheme complied with relevant planning policies. They emphasised that the site, currently underutilised within the Pin Green Employment Area, would be revitalised through the proposal, which sought to modernise and intensify the existing warehouse use.

The Applicant's Representative highlighted several proposed benefits of the development, including:

- A commitment to achieving a minimum BREEAM "Excellent" rating and an EPC rating of "A" to address the climate emergency.
- A biodiversity net gain of 19.94% for habitats and 99.88% for hedgerow.
- Creation of an estimated 159–300 operational jobs, with further opportunities during construction and throughout the supply chain.
- High-quality design incorporating substantial glazing to enhance active frontages on Wedgwood Way and Cartwright Road.

The Applicant's Representative noted that the proposed transport approach, confirmed as acceptable by officers, included additional improvements such as travel planning, shower and changing facilities, green roof cycle shelters, and other sustainability measures.

The Applicant's Representative concluded by reaffirming their belief that the proposal complied with planning policies and requested approval of the application.

The Chair thanked both speakers and invited the Team Leader (AD) to present their report.

The Team Leader (AD) began by showing photographs of the current site and its surroundings, illustrating the existing industrial building, grassland, hardstanding areas, mature trees, and proximity to nearby residential developments such as Giles Crescent and Shapiro House. The presentation emphasised the visual context and existing access points.

The Committee heard that the proposed development involved replacing the current industrial building with a larger structure designed for flexible industrial, storage, and distribution uses (Class E, B2, B8), which aligned with the site's designation as part of the Pin Green Employment Area in the Local Plan. The Team Leader (AD) confirmed that the land use was policy-compliant and acceptable in principle. The proposed layout sought to mitigate potential impacts on nearby residential properties by positioning the building in the southern part of the site and locating the service yard to the north, away from residential areas.

Key design elements included:

- Closing the existing access on Wedgwood Way and reinstating a footpath while relocating the main service entrance northwards for HGVs.
- A new car parking area with six accessible spaces along the southern boundary, served by an existing access point on Cartwright Road.
- Retention of the southern tree belt and additional landscaping along the southern and western boundaries.
- New pedestrian and cycle access points to ensure safe movement across the site without conflict with vehicular traffic.

The building design incorporated measures to minimise visual bulk and mass, with the southern office section being lower and featuring large glazed areas, while the warehouse section used varied tones and textures of metal panelling for architectural interest. Sectional drawings and CGIs were used to demonstrate that while the new building was taller, its height remained proportionate to the surrounding built context.

In response to earlier comments regarding cycling infrastructure, the Team Leader (AD) explained that the proposed development differed significantly from the previously withdrawn supermarket application, which included off-site highway improvements. Due to the limited public access and fewer employees associated with the warehouse proposal, the Highway Authority deemed off-site works disproportionate. Instead, the applicant had committed to on-site measures to encourage sustainable travel, including secure cycle parking, showers, and changing facilities for employees.

The Team Leader (AD) concluded by emphasising that the transport measures were proportionate to the scale and nature of the development, aligning with policy requirements.

Members asked questions related to the Stevenage Cycle Hire Scheme. In response, Officers advised that a nearby bike bay could be relocated to a nearby, accessible location.

In response to a Member question regarding speed limits, Officers advised that any speed limit reduction would fall under the jurisdiction of the County Highways Authority, which would need to assess and implement such changes.

Responding to a Member question related to the provision of off-site pedestrian and cycling improvements, Officers clarified that while the need for improved cycling infrastructure was recognised, the scale and impact of the current development did not justify such contributions. The County Highways Authority also did not request these contributions or indicate that they could deliver such improvements as part of this scheme.

A recorded vote* was taken on the application and it was **RESOLVED** that application 24/00525/FPM be granted subject to the applicant having first entered into a Unilateral Undertaking to secure/provide contributions towards:

- S278 Agreement (covering access works)
- £6000 Travel Plan evaluation and support fee
- Local Employment and Apprenticeships
- Monitoring fee

The detail of which be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor, along with the recommendations of the Lead Local Flood Authority, as well as the imposition of suitable safeguarding conditions.

Authority was 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 were as follows:

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

S090-CMP-SI-ZZ-DR-A-00001; S090-CMP-SI-ZZ-DR-A-00002 REV PL1; S090-CMP-SI-ZZ-DR-A-00030 REV PL1; S090-CMP-SI-ZZ-DR-A-00100 REV PL1; S090-CMP-SI-ZZ-DR-A-00202 REV PL1; S090-CMP-SI-ZZ-DR-A-00202 REV PL1; S090-CMP-SI-ZZ-DR-A-00255 REV PL1; S090-CMP-SI-ZZ-DR-A-00256 REV PL1; S090-CMP-SI-ZZ-DR-A-00260 REV PL1; S090-CMP-SI-ZZ-DR-A-00261 REV PL1; S090-CMP-SI-ZZ-DR-A-00800 REV PL1; S090-CMP-SI-ZZ-DR-A-00801 REV PL1; S090-CMP-SI-ZZ-DR-A-00802 REV PL1; S090-CMP-U1-00-DR-A-00100 REV PL1; S090-CMP-U1-00-DR-A-00120 REV PL1; S090-CMP-U1-01-DR-A-00101 REV PL1; S090-CMP-U1-02-DR-A-00102 REV PL1; S090-CMP-U1-02-DR-A-00122 REV PL1; S090-CMP-U1-DR-A-00121 REV PL1; S090-CMP-U1-RF-DR-A-00103 REV PL1; S090-CMP-U1-ZZ-DR-A-00200 REV PL1; S090-CMP-U1-ZZ-DR-A-00205 REV PL1; S090-CMP-U1-ZZ-DR-A-00206 REV PL1; S090-CMP-I1-ZZ-DR-A-00207 REV PL1; S090-CMP-U1-ZZ-DR-A-00250 REV PL1; S090-CMP-U1-ZZ-DR-A-00251 REV PL1; LN-LD-01

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No site clearance or construction work relating to this permission shall be carried out except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0800 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. These times apply to work which is audible at the site boundary.
4. No development shall 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 Traffic Management Plan shall include details of:
 - i. Phasing of the development of the site, including all highway works;
 - ii. Construction vehicle numbers, type, routing;
 - iii. Fencing, hoarding and scaffolding provision;
 - iv. Traffic and pedestrian management requirements;
 - v. Construction storage compounds (including areas designated for car parking);
 - vi. On site welfare facilities;
 - vii. Siting and details of wheel washing facilities;
 - viii. Cleaning of site entrances, site tracks and the adjacent public highway;
 - ix. Timing of construction activities to avoid school pick up/drop off times; and
 - x. Provision of sufficient on-site parking prior to commencement of construction activities.
5. Prior to the first use of the development hereby permitted, vehicular, pedestrian and cyclist access to and egress from the adjoining highway shall be provided and thereafter retained in accordance with the positions shown on drawing number 090-CMP-SI-ZZ-DR-A-00100 REV PL1. The southern access point onto Wedgwood Way shall only be used for vehicles during emergency. Any other access(es) and egresses shall be permanently closed, and the footway and highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority.
6. Prior to the first use of the development hereby permitted, a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access(es) where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
7. Prior to the first use of the development hereby permitted, the proposed access, onsite car and cycle parking, servicing / loading, unloading / turning / waiting area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan, drawing number S090-CMP-SI-ZZ-DR-A-00100 REV PL1, and retained thereafter available for that specific use.

8. The development shall ensure that 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.
9. If 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 submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority.
10. The development to which this permission relates shall be carried out in accordance with the external materials specified on drawing number S090-CMP-U1-ZZ-DR-A-00200 REV PL1 submitted as approved or any alternative to be submitted to and approved by the Local Planning Authority.
11. All hard and soft landscaping shall be carried out in accordance with the approved details as shown in drawing number LN-LD-01 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development.
13. 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.
14. No tree shown retained 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.
15. The measures to address adaptation to climate change as set out within the Energy and Sustainability Strategy and BREEAM Pre-Assessment by MBA Consulting Engineers shall be implemented and permanently maintained in accordance with the approved details.
16. The rating level of noise emitted by all fixed plant on the site shall not exceed 42dB between 07:00 and 23:00 and 36dB between 23:00 and 07:00 hours at the noise sensitive premises identified in the Sharps Acoustics LLP report, dated 10 July 2024. The measurement and assessment shall be made according to BS 4142:2014+A1:2019.

17. The recommended mitigation measures and enhancements set out within the Ecological Appraisal by Aspect Ecology dated July 2024 shall be implemented and permanently maintained in accordance with the approved details.
18. Prior to the commencement of the development hereby permitted, a detailed Site Waste Management Plan (SWMP) shall be 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.
19. The external lighting strategy set out within the External Lighting Assessment Report by MBA Consulting Engineers dated July 2024 and accompanying drawing number 24081-MBA-EX-00-DR-E-0001 REV PL2 shall be implemented and permanently maintained in accordance with the approved details.
20. Should the end user of the building hereby approved fall within planning use class E(g)(iii) or B2, a parking layout plan shall be submitted to and approved by the Local Planning Authority prior to occupation.
21. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated July 2024 and prepared by Aspect Ecology.
REASON:- To ensure the development delivers a biodiversity net gain on site.
22. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

REASON:- To ensure the development delivers a biodiversity net gain on site.

23. Notice in writing shall be given to the Council when the:
- (a) HMMP has been implemented; and
 - (b) Habitat creation and enhancement works as set out in the HMMP have been completed.
- REASON:-** To ensure the development delivers a biodiversity net gain on site.
24. The Framework Travel Plan dated July 2024 hereby approved shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.
- REASON:-** To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).
25. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy Report, Burrows Graham, 19 July 2024, Version 2, Flood Risk Assessment and Drainage Strategy Report, Burrows Graham, 24 September 2024, Version 3, Technical Note Response to LLFA Comments Dated 18 October 2024, Burrows Graham, 24 October 2024, Version 1), this includes all new buildings to have a finished floor level raised a minimum of 300mm above any flood level and maximum design water level and 150mm above the surrounding proposed external ground level unless otherwise first approved in writing by the Local Planning Authority.
- REASON:-** To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Stevenage Borough Council
26. Prior to commencement of the development hereby approved (excluding demolition), details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge, with consideration to above ground SuDS.
- REASON:-** To prevent flooding in accordance with NPPF paragraphs 173,175 and 180 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.
27. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local

Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

REASON:- To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Stevenage Borough Council.

28. Prior to the commencement of the development hereby approved (excluding demolition), construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (Flood Risk Assessment and Drainage Strategy Report, Burrows Graham, 19 July 2024, Version 2, Flood Risk Assessment and Drainage Strategy Report, Burrows Graham, 24 September 2024, Version 3, Technical Note Response to LLFA Comments Dated 18 October 2024, Burrows Graham, 24 October 2024, Version 1) and Drawings (40213-BGL-XX-XX-DR-C-00212 P01, 23 September 2024 and 40213-BGL-XX-XX-DR-C P03, 18 July 2024) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

REASON:- To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policies of Stevenage Borough Council.

INFORMATIVES

1. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highwaysdevelopment-management.aspx>

2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

3. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highwaysdevelopment-management.aspx>

4. A Section 106 agreement will be required for the following: Approved Travel Plan with individual monitoring fees in accordance with the current HCC Travel Plan Guidance for Business and Residential Development (£6k per use). The above contributions will come under the auspices of the Planning Obligations Guidance Toolkit for Hertfordshire (2008) for schemes in the local area that accord with the three CIL tests.

5. 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-roadsandpavements/businessanddeveloperinformation/developmentmanagement/highways-development-management.aspx>

6. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

7. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater

discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

8. Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020. This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

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

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

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

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

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

Work affecting access and facilities for disabled people
Completion

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

10. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun (Phase Plans).

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

6 23/00710/FPM - COURTLANDS, TODDS GREEN

The Committee received a presentation from the Senior Planning Officer regarding the resubmission of the application for Courtlands, previously approved in 2021. Key points raised during the presentation included:

The Committee heard that the resubmission proposed no changes to the number of houses or overall site layout. The changes pertained solely to the size and internal configurations of the houses, which now included additional features such as utility rooms and boot rooms. These changes aligned with the expectations of rural homeowners and eliminated the need for future individual permitted development applications.

The Senior Planning Officer advised the Committee that the site was accessed via Old Chantry Lane through Todd's Green. The development included a wildflower meadow and a link to Halfpenny Bridge, which connected to public rights of way into Stevenage. The development replaced former buildings of the Courtlands Riding Stables with a smaller built form.

Minor changes to house elevations were presented, including adjustments to dormers, garage roofs, and extensions to accommodate the new internal layouts. The footprint of the buildings had slightly increased, but their height and width remain unchanged.

The Senior Planning Officer advised the Committee that while the development was within the Green Belt, the built form remained 800 square metres smaller than the original riding stables. The principle of development was established under the previous application, and the visual impact of the current proposal remained comparable. The development included a biodiversity net gain through landscaping improvements, such as the wildflower meadow, enhancing the site's visual amenities.

The Committee heard that the original application delivered affordable housing at Dunn Close, which had already been implemented. The current proposal continued to support social and economic benefits, including job creation during construction and housing delivery.

Following the presentation, Members engaged in discussions and raised questions about conditions, biodiversity measures, and planning processes. Key points from the discussion included:

Conditions and Compliance:

A query was raised regarding whether conditions from the original application, such as the inclusion of swift and bat boxes and hedgehog highways, had been included in the new submission. It was confirmed that all conditions from the original application were carried over. Most conditions had already been discharged and were compliant, with the exception of drainage, which was under ongoing review by the Lead Local Flood Authority (LLFA).

Consistency in Biodiversity Requirements:

A question was raised about why biodiversity features were included for some applications and not others. The response highlighted a reliance on external advice from specialists, including individuals associated with Herts and Middlesex Wildlife Trust, due to the council's lack of an in-house ecology officer. It was noted that the council was actively recruiting for an ecology officer to provide strategic guidance for future applications.

Tree Loss and Biodiversity Net Gain:

It was clarified that any tree loss had already occurred under the original application, and replacements were accounted for. The site achieved a biodiversity net gain of 97.61% in habitat units, which remains unaffected by the minor increase in house footprints proposed in the current application.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be GRANTED subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
20258_P-11-001A PLOT 11; 20258_P-13-001A PLOT 13; 20258_P-00-001-A; 20258_P-00-002A SITE SECTIONS-A1; 20258_P-01-001A PLOT 1; 20258_P-02-001A PLOT 2; 20258_P-03-001A PLOT 3; 20258_P-04-001A PLOT 4; 20258_P-05-001A PLOT 5; 20258_P-06-001A PLOT 6; 20258_P-07-001A PLOT 7; 20258_P-08-001A PLOT 8; 20258_P-09-001A PLOT 9; 20258_P-10-001A PLOT 10; 20258_P-12-001A PLOT 12; 20258_P-14-001A PLOT 14; 20258_P-15-001A PLOT 15; 20258_P-16-001A; 20258_P-17-001A PLOT 17; Type 3 Pumping Station Layout; 20258-P-00-003;
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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.

4. The development shall be carried out in accordance with the Construction Management Plan agreed under application 23/00202/COND, which includes 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;
5. The development shall be carried out in accordance with the Site Waste Management Plan (SWMP) agreed under application 23/00202/COND. 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.
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.
7. Prior to the first occupation of the development hereby permitted, the cycle parking provision and bin storage shall be implemented in accordance with the approved details under application 23/00202/COND.

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.
9. Electric Vehicle Charging Points (EVCPs), the energy sources and the strategy/management plan for supply and maintenance of the EVCPs shall be as per the approved details under application 23/00202/COND. 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.
10. Prior to the first occupation of the first dwelling hereby approved, a final design of the drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall adhere with the Drainage Strategy Addendum No. 2 (Ref: 21100-FCE-XX-XX-RP-D-0003-P01, October 2022). The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include the following:
 - Infiltration testing in accordance with BRE Digest 365 which should be carried out at the location and depth of any proposed infiltration measure, supported by evidence of the test, methodology and calculations.
 - detailed engineering layouts and cross section drawings of the proposed SuDS features (including deep borehole soakaways), including their, size, volume, depth and any inlet and outlet features including any connecting pipe runs;
 - updated surface water drainage calculations and modelling for all rainfall events up to and including the 1 in 100 year + 40% climate change event;
 - Confirmation that suitable treatment of surface water would be delivered by the proposed SuDS management train before discharge to the ground via deep borehole soakaway(s).
 - Demonstration that the scheme satisfies all of the criteria within Environment Agency Groundwater Protection Position Statement G9, as requested by the Environment Agency.
 - Evidence of the Environment Agency's response to the deep borehole soakaway proposals and adherence to any guidance contained in their response.
11. Prior to the first occupation of the first dwelling hereby approved, a management and maintenance plan for the approved SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - Provision of a complete set of as built drawings, including the final drainage layout for the site drainage network;

- details of the maintenance and operational activities for all parts of the final drainage strategy the lifetime of the development;
- arrangements for adoption; and,
- any other measures necessary to secure the operation of the scheme throughout its lifetime.

The approved plan shall be fully implemented from the date of approval and thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

12. The development hereby approved shall be carried out in accordance with the 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 which were approved under application 24/00040/COND. These measures shall be implemented and permanently maintained in accordance with the approved details.
13. 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' and as agreed under application 23/00202/COND. This document shall be adhered to at all times during construction, including site clearance works, and during occupation of the development.
14. The 9 integrated swift boxes, 8 integrated bat boxes and hedgehog highways as shown on approved plan 14043-W-002-A under application 23/00202/COND must be installed and located in the most appropriate locations to ensure occupation. They shall be fully installed prior to occupation and retained as such thereafter.
15. Prior to the first occupation of the first dwelling hereby approved, a scheme of soft and hard landscaping and details of the treatment of all hard surfaces and boundaries shall be submitted to and approved by the Local Planning Authority. 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.9).
16. 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.

17. All hard surfacing and boundary treatments comprised in the approved landscaping details as specified in condition 15 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.
18. 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.
19. 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.
20. Prior to the first occupation of the first dwelling hereby approved, 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.
21. 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.
22. Within the areas to be fenced off in accordance with condition 21, 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.
23. 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.

24. The development hereby approved shall be carried out in accordance with the approved details of the treatment of all boundaries including walls, fences, gates or other means of enclosure as approved under application 23/00372/COND. The approved boundary treatments shall be completed before the dwellings are occupied.
25. 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 26 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 27.
26. 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.
27. 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 25, 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.
28. External lighting on the development hereby approved shall be as per the plans and details approved under application 23/00372/COND. There shall be no other sources of external illumination.
29. 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 L_{Amax},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.

30. Prior to the first use of the development hereby approved, the acoustic fencing, including the sound insulation values, shall be as per the approved details under application 23/00202/COND and in accordance with the "Noise and Vibration Impact Assessment, Land at Courtlands Riding Stables", Report reference J04467R1, dated 7th 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.
31. 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.
32. The water supplies and fire hydrants, necessary for firefighting purposes at the site, shall be installed as per the approved details under application 23/00202/COND. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.
33. The development hereby approved shall be carried out in accordance with the Intrusive Ground Investigation, Risk Assessments and Method Statements as approved under application 23/00202/COND in conjunction with Affinity Water 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.
34. The development hereby approved shall be carried out in accordance with the construction methodology approved under application 23/00372/COND in 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.
35. 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.

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

INFORMATIVE

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

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

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

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their

acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

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

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

4 Hertfordshire County Council as Highways Authority

Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

5 Hertfordshire County Council as Highways Authority

Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

6 Hertfordshire County Council as Highways Authority

Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user.

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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

7 Hertfordshire County Council as Highways Authority

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/businessanddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

8 Thames Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

9 Network Rail

It is imperative that planting and landscaping schemes near the railway boundary do not impact on operational railway safety. Where trees and shrubs are to be planted adjacent to boundary, they should be positioned at a minimum distance greater than their height at maturity from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. Any hedge planted adjacent to the railway boundary for screening purposes should be placed so that when fully grown it does not damage the fencing, provide a means of scaling it, or prevent Network Rail from maintaining its boundary fencing. Below is a list of species that are acceptable and unacceptable for planting in proximity to the railway boundary;

Acceptable:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrs Communis*), Fir Trees - Pines (*Pinus*), Hawthorn (*Cretaegus*), Mountain Ash -Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (Shrubby *Salix*), Thuja Plicatata "Zebrina".

Not Acceptable:

Acer (*Acer pseudoplatanus*), Aspen - Poplar (*Populus*), Small-leaved Lime (*Tilia Cordata*), Sycamore -Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), Ash (*Fraxinus excelsior*), Black poplar (*Populus nigra* var, *betulifolia*), Lombardy Poplar (*Populus nigra* var, *italica*), Large-leaved lime (*Tilia platyphyllos*), Common lime (*Tilia x europea*).

10 Herts Police Crime Prevention Design Advisor

Prior to construction the developer is advised to contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. The reason for this is to ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' - Security of Building Regulations".

11 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun (Phase Plans).

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

7 24/00667/FP - 1-17, 19-35, 37-53, 55-71, 85-101, 103-119 AND 121-137 PENN ROAD

The Committee received a presentation from the Senior Planning Officer.

The Committee heard that the proposal involved all flat blocks along Penn Road, excluding a block on Cutty's Lane, which was part of a separate application. Each block would have a dedicated external bin store to replace the existing internal waste storage facilities.

The Senior Planning Officer advised that the proposed bin stores would be constructed from timber and would have a height of 1.5 metres, comparable to existing adjacent storage units. The stores would be situated in locations appropriate to each block:

- For some blocks, the stores would be located at the front.
- For others, they would be placed at the rear or to the side, ensuring minimal visual impact.

The Committee heard that current internal waste storage facilities were inadequate, unpleasant to use, and did not support effective recycling.

The new stores would provide larger, easily accessible bins, encouraging recycling and improving waste management for residents.

The Senior Planning Officer advised that the bin stores were designed to be visually unobtrusive and harmonise with the existing built environment. Their modest height and timber construction ensured they did not detract from the visual amenity of the area.

The Senior Planning Officer concluded that the proposal would enhance waste storage facilities for residents without causing harm to visual or residential amenities and recommended approval.

A recorded vote* was taken on the application and it was **RESOLVED** that application 24/00667/FP be granted planning permission subject to the conditions and informatives set out below:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; 267/835 Rev A; 267/811B Rev A; 267/813B Rev A;
267/815B Rev A; 267/817B Rev A; 267/819B Rev A; 267/821B Rev A;
267/823B Rev A;
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The external materials used in the development to which this permission relates shall be those detailed on the approved plans and in the accompanying planning submission documents unless otherwise agreed in writing by the local planning authority.

INFORMATIVES

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

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To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by

phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

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

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

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

4 Party Wall etc. Act 1996

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

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

8 **24/00668/FP - 23 - 29 CUTTYS LANE**

The Committee received a presentation from the Senior Planning Officer.

The Committee heard that the proposal applied to the flat block on Cutty's Lane, located near the Friends Meeting House and in proximity to St Andrew and St George Church. The flat block would have a dedicated external bin store to replace the existing internal waste storage facilities. The proposed bin store would be situated at the front of the building but positioned discreetly behind an existing brick storage area for minimal visual impact.

The Senior Planning Officer advised that the proposed bin store would be constructed from timber and would have a height of 1.5 metres, comparable to existing adjacent storage units.

The Committee heard that current internal waste storage facilities was inadequate, unpleasant to use, and did not support effective recycling. The new store would provide larger, easily accessible bins, encouraging recycling and improving waste management for residents.

The Senior Planning Officer advised that the bin store was designed to be visually unobtrusive and harmonise with the existing built environment. It's modest height and timber construction ensured it did not detract from the visual amenity of the area.

The Senior Planning Officer concluded that the proposal would enhance waste storage facility for residents without causing harm to visual or residential amenities and recommended approval.

A recorded vote* was taken on the application and it was **RESOLVED** that application 24/00668/FP be granted planning permission subject to the conditions and informatives set out below:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
267/835 Rev A; 267/825B Rev A; Site Location Plan;
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The external materials used in the development to which this permission relates shall be those detailed on the approved plans and in the accompanying planning submission documents unless otherwise agreed in writing by the local planning authority.

INFORMATIVES

1 Public Information on Planning Applications

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2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

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Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

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

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

Work relating to fire safety
Work affecting access and facilities for disabled people
Completion

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

4 Party Wall etc. Act 1996

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

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the

permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

9 24/00681/FP - GARAGES 13 AND 14 ADJACENT TO 11 OUNDLE PATH

The Committee heard that the application was brought before the committee as it was a council-owned project. The site originally contained two dilapidated timber sheds and two garages. The sheds were replaced with a new garage, and alterations were made to the two existing garages, including raising their height to match the new garage, in order to allow for continuous guttering.

The two altered garages were raised in height to match the new garage, which protruded approximately 0.9 metres beyond the original building line. While the new structure appeared slightly incongruous within the setting, it was noted that maintaining the original design and size would not have allowed for a functional garage space under planning rules, as it would have been too small to park a car.

The Senior Planning Officer acknowledged the visual discrepancy but stated that the larger size of the new garage, which extended slightly beyond the original footprint, was necessary to make it a usable space for parking, thereby enabling the council to generate revenue. The Senior Planning Officer concluded that the balance between functionality and appearance justified the recommendation for approval.

A recorded vote* was taken on the application and it was **RESOLVED** that application 24/00681/FP be granted planning permission subject to the conditions set out below:-

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

267/836-P3; Site Location Plan;

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

10 **24/00598/FP - 1-12 FOVANT COURT, INGLESIDE DRIVE**

The Senior Planning Officer advised the Committee that the application was brought to Committee due to the Council ownership of the property.

The Committee heard that the application was for the installation of perimeter guard railing at Fovant Court, located on Ingleside Drive.

The proposal involved installing a perimeter guard railing around the roof of Fovant Court to ensure safety for council staff who may need to access the roof for maintenance or other purposes. The Senior Planning Officer clarified that the red outline in the presentation was for clarity only and the actual railing would be a grey post and railing system, in line with health and safety regulations.

The Committee heard that, while the railing would be visible, it would not significantly detract from the building's appearance. The necessity of the installation, due to health and safety laws, outweighed potential aesthetic concerns. It was considered that the installation would not be so visually prominent as to warrant a refusal.

The Senior Planning Officer recommended approval of the application, as the installation was deemed essential for safety and would not have a detrimental visual impact.

A recorded vote* was taken on the application and it was **RESOLVED** that

application 24/00598/FP be granted planning permission subject to the conditions and informatives set out below:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: CD-ADC392-1-12FC-100_P1; CD-ADC392-1-12FC-101_P1; CD-ADC392-1-12FC-102_P1; CD-ADC392-1-12FC-200_P1; CD-ADC392-1-12FC-201_P1; CD-ADC392-1-12FC-202_P3; CD-ADC392-1-12FC-203_P3;
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The materials to be used in the development hereby permitted shall be as per the approved plans and associated documents to the satisfaction of the Local Planning Authority.

INFORMATIVE

1 Public Information on Planning Applications

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2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

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

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

4 Party Wall etc. Act 1996

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

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in

England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been

made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

11 **24/00626/FP - 1-14 CAVALIER COURT**

The Senior Planning Officer advised the Committee that the application was brought to Committee due to the Council ownership of the property.

The Committee heard that the application was for the installation of perimeter guard railing at Cavalier Court, located on Ingleside Drive.

The proposal involved installing a perimeter guard railing around the roof of Cavalier Court to ensure safety for council staff who may need to access the roof for maintenance or other purposes. The Senior Planning Officer clarified that the red outline in the presentation was for clarity only and the actual railing would be a grey post and railing system, in line with health and safety regulations.

The Committee heard that, while the railing would be visible, it would not significantly detract from the building's appearance. The necessity of the installation, due to health and safety laws, outweighed potential aesthetic concerns. It was considered that the installation would not be so visually prominent as to warrant a refusal.

The Senior Planning Officer recommended approval of the application, as the installation was deemed essential for safety and would not have a detrimental visual impact.

A recorded vote* was taken on the application and it was **RESOLVED** that application 24/00626/FP be granted planning permission subject to the conditions set out below:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: CD-ADC392-1-14CC-100_P1; CD-ADC392-1-14CC-101_P1; CD-ADC392-1-14CC-102_P1; CD-ADC392-1-14CC-200_P1; CD-ADC392-1-14CC-201_P1; CD-ADC392-1-14CC-202_P2; CD-ADC392-1-14CC-203_P2;
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The materials to be used in the development hereby permitted shall be as per the approved plans and associated documents to the satisfaction of the Local Planning Authority.

INFORMATIVE

1 Public Information on Planning Applications

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2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

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

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

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

4 Party Wall etc. Act 1996

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

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>.

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

12 **24/00627/FP - 1-14 CRANBORNE COURT**

The Senior Planning Officer advised the Committee that the application was brought to Committee due to the Council ownership of the property.

The Committee heard that the application was for the installation of perimeter guard railing at Cranborne Court, located on Ingleside Drive.

The proposal involved installing a perimeter guard railing around the roof of Cranborne Court to ensure safety for council staff who may need to access the roof for maintenance or other purposes. The Senior Planning Officer clarified that the red outline in the presentation was for clarity only and the actual railing would be a grey post and railing system, in line with health and safety regulations.

The Committee heard that, while the railing would be visible, it would not significantly detract from the building's appearance. The necessity of the installation, due to health and safety laws, outweighed potential aesthetic concerns. It was considered that the installation would not be so visually prominent as to warrant a refusal.

The Senior Planning Officer recommended approval of the application, as the installation was deemed essential for safety and would not have a detrimental visual impact.

A recorded vote* was taken on the application and it was **RESOLVED** that application 24/00627/FPM be granted planning permission subject to the conditions set out below:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: CD-ADC392-1-14CC-100_P1; CD-ADC392-1-14CC-101_P1; CD-ADC392-1-14CC-102_P1; CD-ADC392-1-14CC-200_P1; CD-ADC392-1-14CC-201_P1; CD-ADC392-1-14CC-
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The materials to be used in the development hereby permitted shall be as per the approved plans and associated documents to the satisfaction of the Local Planning Authority.

INFORMATIVE

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2 **Community Infrastructure Levy**

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This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

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Excavation for foundations

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

4 **Party Wall etc. Act 1996**

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

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>.

* **Recorded Vote**

For – Councillors Julie Ashley-Wren, Rob Broom, Forhad Chowdhury, Nazmin Chowdhury, Peter Clark, Akin Elekolusi, Coleen Houlihan, Claire Parris, Graham Snell, Carolina Veres and Anne Wells.

Against – 0

Abstentions – 0

Absent – Councillors Kamal Choudhury, Lynda Guy and Ellie Plater.

13 **INFORMATION REPORT - DELEGATED DECISIONS**

At this juncture, the Chair commended Officers for their hard work and the quality of the reports they had provided to the Committee.

It was **RESOLVED** that the Information Report – Delegated Decisions be noted.

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

It was **RESOLVED** that the Information Report – Appeals/Called In Applications be noted.

15 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

16 **EXCLUSION OF THE PRESS AND PUBLIC**

It was **RESOLVED**:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as described in paragraphs 1 – 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to Information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

17 **22/00957/ENF - NOVOTEL, KNEBworth PARK, OLD KNEBworth**

The Committee received a verbal update from the Head of Planning and Enforcement.

18 **URGENT PART II BUSINESS**

There was no Urgent Part II Business.

CHAIR