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STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Wednesday, 19 February 2025

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Claire Parris (Chair), Nazmin Chowdhury (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Lynda Guy and Carolina Veres

Start / End Start Time: 6.30pm
Time: End Time: 7.40pm

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

Apologies for absence were received from Councillor Peter Clark, Akin Elekolusi, Coleen De Freitas, Ellie Plater CC and Anne Wells.

Councillor Julie Ashley-Wren declared an interest in Items 3-5, as she had served as Chair of Governors at Barnwell eight years ago but had not been involved in any discussions.

2 **MINUTES - 7 JANUARY 2025**

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 7 January 2025 be approved as a correct record and signed by the Chair.

3 **24/00701/FPM - BARNWELL MIDDLE SCHOOL**

At this juncture, the Committee received a presentation from the Senior Planning Officer regarding three planning applications submitted for Barnwell School. Hertfordshire County Council had requested an increase of 270 students in the school's published admission numbers (PAN) for the upcoming academic year. To accommodate this, additional classroom facilities were required, and three potential site options within the school premises had been proposed.

It was noted that Barnwell School had submitted three separate applications with the intention of selecting the final site should all three planning permissions be granted. Each application proposed the same building but in different locations. Were all three applications approved, the school's capacity could have increased by 810 students. To prevent this, a condition was placed on each application, requiring a new submission for reassessment if the increase exceeded the permitted 270 students. The Committee reviewed the application for Site A, which proposed a single storey building with a maximum height of 3.1 metres, including two classrooms and an

office space. This site, located on an area of hard standing adjacent to the cycle storage, would not impact existing parking spaces. As part of the biodiversity net gain plan, a new mini orchard and hedgerow would be planted to replace two trees lost in the development.

Environmental health requested a condition related to air conditioning units to prevent noise disturbances to nearby properties.

A question was raised regarding the cost of the three applications. Officers responded that each application fee was set at £867, which did not cover the Council's processing costs. It was noted that planning application fees were set by central government and often resulted in financial losses for local authorities.

Further clarification was provided regarding the admission limit, confirming that Hertfordshire County Council was responsible for ensuring the school's intake did not exceed the approved 270 additional spaces.

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

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
BMS-MB 01; BMS-MB 02;
- 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 proposed development hereby permitted shall as per the submitted plans and associated documents to the satisfaction of the Local Planning Authority.
- 4 If the implementation of this planning permission would result in the Published Admissions Number (PAN) exceeding 270 students then a further planning application shall be submitted to the Local Planning Authority to assess any potential impacts.
- 5 No demolition or construction work, including site clearance and demolition, that is audible at the site boundary, relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays. These restrictions also apply to deliveries arriving at, and leaving, the site.

- 6 Any installation of air-conditioning units, air-handling units or any plant and machinery, shall be subject to the following:
For areas above WHO Guideline levels, where the existing external ambient noise level exceeds WHO Guideline levels of either LAeq, 16hrs 55dB daytime (07.00-23.00 hrs) or LAeq, 8hrs 45dB night-time (23.00-07.00hrs).
- (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- 7 No additional external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to operation. Any external lighting shall accord with the details so approved.
- 8 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated 17 September 2024 and prepared by ELMAW Consulting.
- 9 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.

- 10 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.

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 **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, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

4 **24/00700/FPM - BARNWELL MIDDLE SCHOOL**

The Committee reviewed the application for Site B, which proposed the same single-story design in a different location on the west side of the site. As this site was closer to residential dwellings, an objection had been raised, leading to a condition ensuring the air conditioning units would not cause noise disturbances. Sport England raised no objections or concerns, as the plan did not result in the loss of any sports pitches.

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

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
BMS-MB 03; BMS-MB 04;

- 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 proposed development hereby permitted shall as per the submitted plans and associated documents to the satisfaction of the Local Planning Authority.
- 4 If the implementation of this planning permission would result in the Published Admissions Number (PAN) exceeding 270 students then a further planning application shall be submitted to the Local Planning Authority to assess any potential impacts.
- 5 No demolition or construction work, including site clearance and demolition, that is audible at the site boundary, relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays. These restrictions also apply to deliveries arriving at, and leaving, the site.
- 6 Any installation of air-conditioning units, air-handling units or any plant and machinery, shall be subject to the following:
For areas above WHO Guideline levels, where the existing external ambient noise level exceeds WHO Guideline levels of either LAeq, 16hrs 55dB daytime (07.00-23.00 hrs) or LAeq, 8hrs 45dB night-time (23.00-07.00hrs).
 - 1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
 - 2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external

background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

- 7 No additional external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to operation. Any external lighting shall accord with the details so approved.
- 8 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated 17 September 2024 and prepared by ELMAW Consulting.
- 9 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.
- 10 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.

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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

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, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

5 24/00706/FPM - BARNWELL MIDDLE SCHOOL

The Committee considered the application for Barnwell School (Site C) that proposed the same single-story design in a different location on the southern side of the site. Sport England raised no objections, and the proposal did not impact any existing trees.

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

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
BMS-MB 05; BMS-MB 06;
- 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 proposed development hereby permitted shall as per the submitted plans and associated documents to the satisfaction of the Local Planning Authority.
- 4 If the implementation of this planning permission would result in the Published Admissions Number (PAN) exceeding 270 students then a further planning application shall be submitted to the Local Planning Authority to assess any potential impacts.
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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, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

The Interim Head of Planning and Enforcement presented an application for the demolition of an existing retail building in the town centre and its redevelopment into a 21-storey block of flats. The proposal included 225 new homes, 428 square metres of flexible Class E commercial space at ground level, amenity areas, landscaping and associated works. The 0.16-hectare site, located on the Forum, was shown to the Committee.

The shift towards taller buildings was noted as a response to the limited availability of land within the town's boundaries. The development was designed as a car-free scheme, incorporating 316 cycle parking spaces.

The Committee heard that the facade design aimed to reflect the mid-century architectural style of earlier town centre developments, contributing positively to the townscape.

The Committee reviewed multiple proposed elevations from various angles across the town, along with the external amenity space, which featured at least 30 different plant species. While the building's roof would not serve as an amenity space, it was designed to enhance biodiversity through self-seeding plants.

At this juncture, the Committee were presented with planning permissions for other town centre sites, reinforcing that the local plan identified the town centre as a suitable location for taller buildings. The proposal aligned with ongoing regeneration efforts, which included recently approved high-rise developments such as the Life Science Quarter, Office Outlet, and SG1, with heights ranging from 6 to 21 storeys. The Committee acknowledged that the scheme supported the town centre's growth objections.

The Interim Head of Planning and Enforcement highlighted the latest housing delivery test results, showing that Stevenage had delivered only 38% of its required housing, resulting in the most severe penalty under paragraph 11D of the National Planning Policy Framework.

Officers concluded that the scheme's benefits, including increased footfall and economic activity, outweighed any visual impacts and recommended granting planning permission.

A question was raised regarding concerns about the flood risk assessment and whether the developer was contributing to public realm improvements in the town centre. In response, Officers confirmed that the flood risk assessment was still under review by the lead local flood authority, with final comments expected soon. If concerns could not be resolved, the application would be brought back to the Committee for further consideration. Regarding public realm contributions, officers clarified that the developer was not making any contribution towards funding improvements.

A Member commented on the development, describing it as 'inappropriate' and 'unattractive' but acknowledged that government policies might require its approval. Party wall considerations were also discussed, with it noted that these would be addressed at the building control stage if planning permission were granted. It was further emphasised as a civil matter under the Party Wall Act 1996, which would require the property owners to appoint surveyors if necessary.

A question was raised regarding the Council's Housing Delivery Test (HDT) which officers clarified stood at 38%, which was below the 75% minimum requirement. Despite approving several housing schemes, many sites had not progressed. However, if the proposed site was granted permission and delivered, it would contribute significantly to meeting the Borough's housing targets.

Concerns were raised about the building's height, safety and access to lifts. The Interim Head of Planning and Enforcement confirmed that the Health and Safety Executive had reviewed the application and was satisfied that the design met all fire safety requirements, including access and escape routes.

In response to a question about contributions to public transport, it was confirmed that the developer would contribute £50 per flat towards a sustainable travel pack, as requested by the Highway Authority. In addition to the £1.2 million contribution towards off-site affordable housing, education, and sustainable travel, the development was also subject to a CIL charge of approximately £700,000. This funding would be available for organisations such as Sport England, the NHS, and others listed in the Infrastructure Delivery Plan to bid for relevant projects.

A member raised concerns regarding the loss of retail space. It was noted that while the retail space would be reduced, it would not be lost entirely. The ground floor would retain flexible commercial use (Class E floor space) to support town centre activity, and efforts were being made to assist retailers in relocating. Officers also advised the Committee that the retail store, Next, had chosen an alternative location due to shifting retail trends favouring larger format stores. Despite this, the new development aimed to retain commercial space to attract footfall.

Members sought clarification on whether rejecting the application would likely lead to an appeal or resubmission, and the associated costs. Officers confirmed that while the committee had the right to refuse the application, any decision must be based on strong planning grounds.

Members commented on the inclusion of green roofs as a positive environmental feature and sought confirmation about the energy efficiency of the proposed development. Officers assured the committee that the scheme was designed to be highly sustainable, featuring air source heat pumps and photovoltaic (PV) panels on the roof. The development was described as a fossil fuel free scheme.

The Committee discussed the impact of the proposed development on both existing and unbuilt structures. A daylight and sunlight assessment had been conducted,

which included considerations for overshadowing and privacy. Comments were made about potential disruptions to nearby businesses during construction. To mitigate this, the developers were required to submit a demolition management plan and a construction traffic management plan, which would be reviewed by the Highway Authority and Environmental Health. A condition would also be imposed to limit construction hours to business hours.

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 Legal Agreement to secure/provide contributions towards:

- £6000 for monitoring of Approved Travel Plan
- £11,250 Residential Travel Pack contribution
- £313,960 Primary and/or Secondary Education
- £924,629 off site Affordable Housing
- Local Employment and Apprenticeships
- Legal Agreement monitoring fee

9.2 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 the recommendations of the Lead Local Flood Authority, as well as the imposition of suitable safeguarding conditions.

9.3 Authority would be 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:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
5PA-B1-00-DR-A-021200; 5PA-B1-00-DR-A-022200; 5PA-B1-01-DR-A-021201; 5PA-B1-01-DR-A-022201; 5PA-B1-02-DR-A-022202; 5PA-B1-07-DR-A-022207 REV 01; 5PA-B1-08-DR-A-022208; 5PA-B1-11-DR-A-022211; 5PA-B1-12-DR-A-022212; 5PA-B1-15-DR-A-022215; 5PA-B1-18-DR-A-022218; 5PA-B1-19-DR-A-022219; 5PA-B1-20-DR-A-022220; 5PA-B1-B1-DR-A-021199; 5PA-B1-B1-DR-A-022199; 5PA-B1-M1-DR-A-022290; 5PA-B1-ZZ-DR-A-042201; 5PA-B1-ZZ-DR-A-042202; 5PA-B1-ZZ-DR-A-042203; 5PA-B1-ZZ-DR-A-042204; 5PA-B1-ZZ-DR-A-042205; 5PA-B1-ZZ-DR-A-042206; 5PA-B1-ZZ-DR-A-042207; 5PA-B1-ZZ-DR-A-042208; 5PA-B1-ZZ-DR-A-052201; 5PA-B1-ZZ-DR-A-052202; 5PA-B1-ZZ-DR-A-052202; XX-00-DWG-L-1000 REV P05; XX-00-DWG-L-2000 REV P05; XX-00-DWG-L-3000 REV P05; XX-00-DWG-L-7000 REV P05; XX-01-DWG-L-1000 REV P05; XX-01-DWG-L-2000 REV P05; XX-01-DWG-L-3000 REV P05; XX-01-DWG-L-7000 REV P05; XX-07-DWG-L-1000 REV P05; XX-07-DWG-L-2000 REV

P05; XX-07-DWG-L-3000 REV P05; XX-07-DWG-L-7000 REV P05; XX-11-DWG-L-1000 REV P05; XX-11-DWG-L-2000 REV P05; XX-11-DWG-L-3000 REV P05; XX-11-DWG-L-7000 REV P05; XX-18-DWG-L-2000 REV P05; XX-18-DWG-L-3000 REV P05; XX-18-DWG-L-7000 REV P05; XX-20-DWG-L-1000 REV P05; XX-20-DWG-L-2000 REV P05; XX-20-DWG-L-3000 REV P05; XX-20-DWG-L-7000 REV P05; XX-M1-DWG-L-1000 REV P05; XX-M1-DWG-L-2000 REV P05; XX-M1-DWG-L-3000 REV P05; XX-M1-DWG-L-7000 REV P05; XX-ZZ-DWG-L-1000 REV P05; XX-ZZ-DWG-L-5001 REV P01; XX-18-DWG-L-1000 REV P05; XX-ZZ-DWG-L-1000 REV P05; 5PA-B1-ZZ-DR-A-104201; 5PA-B1-ZZ-DR-A-104202; 5PA-B1-ZZ-DR-A-104203; 5PA-B1-ZZ-DR-A-104204; 5PA-B1-ZZ-DR-A-104205; 5PA-B1-ZZ-DR-A-104206; 5PA-B1-ZZ-DR-A-104207; 5PA-B1-ZZ-DR-A-104208; 5PA-B1-ZZ-DR-A-104209; 5PA-MP-ST-DR-A-001100; 5PA-MP-ST-DR-A-001200; 5PA-MP-ST-DR-A-001201; 5PA-MP-ST-DR-A-001205; 5PA-MP-ZZ-DR-A-041201; 5PA-MP-ZZ-DR-A-041203; 5PA-MP-ZZ-DR-A-041204.

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

3. The development hereby permitted shall be carried out in accordance with the approved phasing strategy, namely phase 1 demolition of existing building drawing reference 5PA-MP-ST-DR-A-001100 and phase 2 construction of the proposed development drawing reference 5PA-MP-ST-DR-A-001200.

4. No site clearance or construction work audible from the site boundary 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.

5. No demolition and site clearance under phase 1 shall take place until a demolition management plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, demolition and clearance of the site shall only be carried out in accordance with the approved plan. The demolition management plan shall include details of the following:
 - a) Vehicle numbers, type, routing;
 - b) Access arrangements to site;
 - c) Traffic and pedestrian management requirements;
 - d) Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e) Siting and details of wheel washing facilities;
 - f) Cleaning of site entrances, site tracks and the adjacent public highway;

- g) Timing of demolition activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h) Provision of sufficient on-site parking prior to commencement of demolition/site clearance activities;
 - i) 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;
 - j) A Site Waste Management Plan including mechanisms to deal with environmental impacts such as air quality and dust control measures, noise and vibration restriction measures, light and odour and predicted and latterly actual waste arisings and how this is to be managed and where it is sent to.
 - k) Dust control measures during demolition and construction from plant and machinery, and vehicles.
6. No development under phase 2 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.
7. Prior to the first occupation of the development hereby permitted, the cycle parking, servicing / loading, unloading / turning / waiting area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing 5PA-B1-00-DR-A-022200 and retained thereafter available for that specific use.
8. Prior to the first occupation of the development hereby permitted, all hard and soft landscaping shall be carried out in accordance with the approved details as shown in drawing numbers XX-ZZ-DWG-L-1000 REV P05, XX-M1-DWG-L-1000 REV P05, XX-07-DWG-L-1000 REV P05, XX-11-DWG-L-

1000 REV P05, XX-18-DWG-L-1000 REV P05 and XX-20-DWG-L-1000 REV P05 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.

9. Prior to the first occupation of the dwellings located above the gymnasium at mezzanine level, details of noise mitigation measures to control noise and vibrational annoyance to the noise sensitive rooms located above the gymnasium shall be submitted to and approved by the Local Planning Authority.
10. The recommended mitigation measures set out within the Noise Impact Assessment by Cahill Design Consultants dated October 2024, shall be implemented and permanently maintained in accordance with the approved details.
11. No part of the development hereby permitted shall be occupied prior to the implementation of the approved Travel Plan, dated October 2024. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
12. 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.
13. The development to which this permission relates shall be carried out in accordance with the external materials specified on drawing numbers 5PA-B1-ZZ-DR-A-042201, 5PA-B1-ZZ-DR-A-042202, 5PA-B1-ZZ-DR-A-042203, 5PA-B1-ZZ-DR-A-042204, 5PA-B1-ZZ-DR-A-042205, 5PA-B1-ZZ-DR-A-042206, 5PA-B1-ZZ-DR-A-042207 and 5PA-B1-ZZ-DR-A-042208 submitted as approved or any alternative to be submitted to and approved by the Local Planning Authority.
14. 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.

15. 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.
16. 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.
17. The measures to address adaptation to climate change as set out within the Energy and Sustainability Design Statement by Consulux dated October 2024 shall be implemented and permanently maintained in accordance with the approved details.
18. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.
19. The recommended ecological enhancements set out within the Preliminary Ecological Appraisal by Ecology Partnership dated July 2024, including the peregrine falcon nesting box, shall be implemented and permanently maintained in accordance with the approved details.
20. The external lighting as shown on drawing numbers XX-ZZ-DWG-L-1000 REV P05, XX-00-DWG-L-7000 REV P05, XX-M1-DWG-L-7000 REV P05, XX-01-DWG-L-7000 REV P05, XX-07-DWG-L-7000 REV P05, XX-11-DWG-L-7000 REV P05, XX-18-DWG-L-7000 REV P05 and XX-20-DWG-L-7000 REV P05 shall be implemented and permanently maintained in accordance with the approved details.

21. Should the ground floor or mezzanine be occupied by a café or restaurant (Use Class E(b)), a scheme for the extraction and filtration of cooking fumes shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with the approved details. The implemented scheme shall be permanently maintained in good working order thereafter.
22. No development shall take place above slab level until written details are approved by the local planning authority of the model and location of 15 integrated Swift bricks, to be fully installed prior to occupation and retained thereafter.

INFORMATIVES

1. 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.

2. **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.
3. **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.

4. 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.
5. 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).

6. 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>.
7. 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.
8. 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 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>.

9. 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.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

7

INFORMATION REPORT - DELEGATED DECISIONS

The Committee considered the Information Report – Delegated Decisions

Members were pleased to see the rejected development at 107 Raleigh Crescent, however, it was noted that local Ward Councillors should be recognised in future decisions.

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

8

INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

The Committee considered the Information Report – Appeals / Called in Applications.

The Interim Assistant Director (Planning and Regulation) provided the Committee with a brief verbal update to accompany the information report:

- Land West of Lytton Way (ICON Site)
The appeal was accepted, as the inspector deemed the location to be sustainable, with the primary argument being the need for additional housing. As a result, permission was granted subject to conditions.
- 7 Boxfield Green
The Planning Inspector identified an error in the enforcement notice, which had since been withdrawn and reissued with the necessary corrections.
- Aintree Way
A site visit was conducted by the Planning Inspector and the enforcement notice was upheld. The Planning Inspector had requested amendments to be made, and the enforcement notice to be reissued.

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

9 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

10 **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.

11 **URGENT PART II BUSINESS**

At this Juncture, The Interim Assistant Director (Planning and Regulation) provided the Committee with a verbal update regarding upcoming meetings.

CHAIR