

Planning Committee

Supplemental Agenda

Meeting date	9 th September 2025
Officer	Rebecca Elliott
Agenda Item	Item 3
Proposal	Erection of 1no. detached industrial building with flexible use classes Eg(iii) and B8 uses, and 2no. semi-detached industrial buildings with flexible use classes Eg(iii), B2 and B8 uses with ancillary offices (for a total area of 11,093m ² GIA), and supporting car/cycle parking, landscaping and service yards.
Reference	25/00413/FPM
ADDENDUM INFORMATION	

Condition 13 Noise –

The applicant's advised that their acoustician raised concerns that the wording of the condition was ambiguous and therefore difficult to demonstrate compliance. They have suggested the following wording which officers are satisfied will still ensure the condition will allow compliance and mitigate against noise as required.

Condition 13 – Proposed wording

The operational noise levels from all activities within the site shall not exceed a rated noise level 0 dB LAeq below measured background noise levels at the façade of any residential dwelling; as measured in accordance the principles outlined in BS 4142:2014+A1:2019 'Methods for Rating and Assessing Industrial and Commercial Sound', at any time. All external plant shall thereafter be retained, operated, and maintained in accordance with manufacturers' specifications.

REASON: *In the interests of the amenities of nearby existing residential occupiers in accordance with Local Plan Policy FP7*

Highways Strand 2 Contribution –

Notwithstanding the information in the report on pages 27 and 34 relating to Strand 2 Highways contributions, following further dialogue with Highways, officers' and the applicant are querying the works being sought from the financial contribution, given the approved foot/cycleway works agreed under the West of Stevenage application.

The final figure and requirements of the Strand 2 works will be subject to agreement by the Assistant Director of Planning and Regulation, as well as the Chair of the Planning and Development Committee further to said negotiations.