

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Thursday, 4 June 2026

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Nigel Williams (Vice-Chair), Julie Ashley-Wren, Forhad Chowdhury, Peter Clark, Lynda Guy, Ellie Plater, Doug Bainbridge CC, Jody Hanafin, Jackie Hollywell and Peter Wilkins

Start / End Start Time: 6.30pm

Time: End Time: 7.45pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Claire Parris and Rob Henry.

Councillor John Blackwood was present as a substitute for Councillor Rob Henry.

2 MINUTES FROM THE PREVIOUS MEETING

The Minutes of the meeting of the Planning and Development Committee held on 7 April 2026 were agreed as a correct record and signed by the Chair.

3 TERMS OF REFERENCE - PLANNING AND DEVELOPMENT

It was **RESOLVED** that the Terms of Reference be noted.

4 26/00197/FP - 37 CHANCELLORS ROAD

The Vice-Chair advised the Committee that officers had received a number of detailed submissions since the publication of the report. As these submissions required further examination, it was noted that it would not be appropriate to address these through an addendum report.

It was recommended that the application be withdrawn from the agenda and brought back to a future meeting.

The Monitoring Officer supported this recommendation, advising that the additional representations needed to be fully considered before the Committee could determine the application.

The Vice-Chair moved a motion that the item be withdrawn and deferred to a future meeting, which was seconded by Councillor Peter Clark.

It was **RESOLVED** that the motion was carried, and the item was withdrawn.

5 **26/00216/FP - 33 JULIANS ROAD**

The Committee was advised that, following the publication of the agenda, further information had come to light regarding land ownership. Officers therefore recommended that the item be withdrawn from the agenda.

The Director of Planning and Regulation informed Members that further investigations were required to establish the land ownership position and to ensure that any future decision on the application would be valid.

The Monitoring Officer advised that there was a potential risk of legal challenge if the application was determined before these matters had been clarified. Officers indicated that, subject to the outcome of the investigations, the application was likely to be brought back to a future meeting.

The Monitoring Officer supported this recommendation, advising that the additional representations needed to be fully considered before the Committee could determine the application.

The Vice-Chair moved that the item be withdrawn and deferred to a future meeting which was seconded by Councillor Lynda Guy.

It was **RESOLVED** that the motion was carried, and the item was withdrawn.

6 **25/00907/FPM - MANOR VIEW**

The Committee were presented with the report and were shown images of the site layout, landscaping proposals and cycle and refuse storage facilities. It was noted that the site would provide ten new homes, including affordable housing. This included two-storey semi-detached houses and a three-storey block of eight flats.

The Vice-Chair introduced Sam Lake, a local resident of the proposed site, to address the Committee.

The objector spoke about the proximity of the proposed dwellings to properties in Russell Close, disputing the separation distances referred to in the officer's report.

Concerns were also expressed regarding potential overlooking, loss of privacy, overshadowing, loss of outlook and the absence of a daylight and sunlight assessment. The objector considered that the proposal would have an unacceptable impact on neighbouring residential amenity and was contrary to Policy GD1.

The Vice-Chair introduced Liz Fitzgerald from Barker Parry Town Planning Ltd to address the Committee.

The Committee also heard from the applicant's agent, who supported the proposal and highlighted the benefits of redeveloping the site to provide housing, which included affordable homes.

It was noted that the scheme had been amended during the application process to address concerns raised through consultation. The agent advised that the Design Guide SPD provided guidance rather than policy requirements and that any minor deviation from the guidance would not necessarily justify refusal of the application.

The Vice-Chair thanked both speakers for their contributions and invited the Senior Planning Officer to respond.

The Senior Planning Officer advised that measurements had been taken using the Council's industry standard digital mapping software. It was confirmed that the distances reported had been calculated from the submitted plans. Officers stated that they could not account for the differing measurements referred to by the objector but were satisfied that the proposal met the relevant requirements.

Officers advised that the site was an unallocated windfall site, and that significant weight should be afforded to the redevelopment of a previously developed brownfield site.

The Committee was informed that the proposal would provide affordable housing in accordance with policy requirements, together with contributions towards local training, apprenticeships and secondary education through a Section 106 Agreement.

Officers further advised that the proposal met the required standards for internal accommodation, private amenity space, parking provision and cycle storage.

In response to questions regarding daylight and sunlight impacts, officers advised that there was no requirement for either the applicant or the Council to undertake a daylight and sunlight assessments. It was noted that such assessments would not normally be expected for two-storey residential development within an established urban area where acceptable separation distances had been achieved.

Officers concluded that the benefits of delivering new housing, affordable housing and the redevelopment of a brownfield site significantly outweighed any identified harm and therefore recommended that planning permission be granted.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the permission would be granted, where such amendments or additions would satisfy the relevant national policy tests and would most effectively deliver the development which the Committee has resolved to approve and also subject to the applicant having first entered into a S106 legal agreement to secure the following:

- The provision of affordable housing;

- Financial contributions for Herts County Council Education provision;
- Local Employment Apprenticeships
- SBC and HCC Section 106 monitoring fees

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

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

2161-PL01; 2161-PL03; 2161-PL04; 2161-PL05; 2161-PL06A; 2161-PL07A; 2161-PL08A; 2161-PL09A; 2161-PL11; 2161-PL02B; 2161-PL10B; B24063-101B;

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

3 No demolition, construction or maintenance activities audible at the boundary, and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Monday to Friday and 08:00 hours to 13:00 hours on Saturdays. For the avoidance of doubt, no such activity shall take place on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

4 In the event that any previously unidentified ground contamination is discovered on the site, no further construction work may be carried out in the affected area until a remediation strategy has been submitted to and approved in writing by the local planning authority. Where any development to which this permission relates is required to be carried out in accordance with a remediation strategy, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to the beneficial occupation of the development.

5 The development hereby approved shall be constructed in accordance with the measures to address adaptation and mitigation to climate change as laid out in the Energy Statement by Abbey Consultants dated October 2025, Reference PA-ES-HHA-45MV-24-02. These measures shall then be implemented and permanently maintained in accordance with the approved details.

6 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 first occupation of the building(s) or the completion of the development whichever is the sooner. In regards to hard surfacing, this shall be carried out in accordance with any approved details within three months of the first occupation of the building or the completion of the development, whichever is the sooner.

7 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.

8 The development hereby permitted shall be carried out in accordance with the

ecological mitigation and enhancement measures as detailed in the Preliminary Ecological Appraisal dated October 2025, reference RT-MME-180733-04A by Middlemarch Environmental Ltd. This document shall be adhered to at all times during construction, including site clearance works, and during occupation of the development.

9 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.

10 At least 50% of the residential units shall be Category 2: Accessible and Adaptable dwellings.

11 No development shall take place (including demolition and site clearance) until a construction 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 management plan shall include details of the following:

- 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 BS5228 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;

12 HOLD FOR LLFA CONDITION

13 HOLD FOR LLFA CONDITION

14 No development shall take place (including demolition and site clearance) until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved 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 site clearance) until the tree protection measures as detailed in the Arboricultural Impact Assessment dated November 2025, Reference RT-MME-180733-02-Rev A by Middlemarch Environmental Ltd have been implemented accordingly. The tree protection measures shall remain in place until the development has been completed. Within the tree protection areas to be fenced off in accordance with the AIA there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery. Any trees identified as part of Condition 9 shall not be covered by this condition.

16 The development shall not commence until the Biodiversity Gain Plan has been prepared in accordance with the Biodiversity Net Gain Assessment dated April 2026, Reference RT-MME-180733-06-Rev B prepared by Middlemarch Environmental Ltd.

17 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the 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.

18 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.

19 No development shall take place above slab level until a specification of the materials to be used in the construction of the external surfaces development hereby permitted have been submitted to and approved in writing by the Local Planning

Authority. The development shall thereafter be carried out in accordance with the approved details.

20 No development shall take place above slab level until details of 6no. integrated swift boxes are submitted to and approved in writing by the local planning authority. These features must be integrated into the brickwork of the development and located in the most appropriate locations to ensure occupation. They shall be fully installed prior to occupation and retained as such thereafter.

21 Prior to the occupation of the dwellinghouses hereby permitted, all the parking spaces shown on the approved plans shall be provided with the underlying infrastructure for connection to the electricity network to enable them to be served by an electric vehicle charging point.

22 Prior to the first occupation of the development hereby permitted, the access, parking, turning and servicing areas shown on the approved plans shall be provided, marked out and hard surfaced ready for use and shall be retained in that form and kept available for those purposes thereafter. The hardstanding areas shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the building.

23 Prior to the first occupation of the dwellings hereby permitted, the cycle storage facilities as shown on approved plan 2161-PL10B shall be installed and be ready for use. The approved facilities shall be maintained and retained for the lifetime of the development.

24 Prior to the first occupation of the dwellings hereby permitted the general waste and recycle stores as shown on approved plan 2161-PL10B shall be installed and made ready for use and retained and maintained accordingly for the lifetime of the development.

25 HOLD FOR LLFA CONDITION

26 a) Prior to the first occupation of the dwellings hereby approved, a written noise mitigation plan for the site shall be submitted in writing to, and approved by, the Local Planning Authority. The plan shall demonstrate that the layout and construction of dwellings and associated external amenity space reflects good acoustic design together with details of appropriate mitigation measures, where required, so that internal and external noise levels specified below will not be exceeded:

- 35dB (LAeq,16hr) during the daytime (07:00 - 23:00) within bedrooms and living rooms;
- 40dB (LAeq, 16hr) during the daytime (07:00 - 23:00) within dining rooms;
- 30dB (LAeq,16hr) during the night (23:00 - 07:00) within bedrooms;
- 45 dB (LAmx) on more than ten occasions during any typical night (23:00 - 07:00) within bedrooms

Where it is necessary to rely on closed windows to achieve the above internal noise levels then an alternative adequate means of ventilation and cooling, meeting

the requirements of building regulations approved document F and O, shall be provided that do not compromise the performance of the relevant facade noise insulation. Where mechanical ventilation is proposed it should, in normal operation, achieve compliance with NR20 in bedrooms between 23:00 to 07:00 and NR25 in all habitable rooms between 07:00 to 23:00.

Noise levels in external amenity spaces (except balconies) shall not exceed 55dB LAeq,16hr.

b) Prior to the occupation of any dwellings a detailed written compliance report confirming that the agreed mitigation measures have been implemented shall be submitted to, and approved by, the Local Planning Authority.

c) All agreed mitigation measures shall be retained as such for the duration of the residential use.

27 Prior to the first occupation of the development hereby approved, a detailed landscaping strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the proposed planting palette, specifications, and ongoing maintenance arrangements/strategy for the site.

The Council has acted Pro-Actively for the following reason:-

1 Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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>

6 UK Power Networks

Please note there are LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from the Plan Provision Department at UK Power

Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office. Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan House, Darkes Lane, Potters Bar, Herts, EN6 1AG.

7 Thames Water

Public sewers are crossing, or close to, your development. Build over agreements are required for any building works within 3 metres of a public sewer or within 1 metre of a public lateral drain. Please refer to Thames Water's guide on working near or diverting pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Please ensure to apply to determine if a build over agreement will be granted. Further, 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.

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.

8 Thames Water Wastewater Assets

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/planningyour-development/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.

9 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.

10 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.

11 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.

12 Hertfordshire County Council as Highways Authority

Construction standards for new vehicle access: Where works are required within the public highway to facilitate the 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 website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

13 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>

14 Environmental Protection Act 1990

The applicant is advised of the Council's powers under Part III of the Environmental Protection Act 1990 to prohibit nuisances arising from dust, smoke, artificial light, and a range of other pollutants that may arise on construction sites. The applicant is advised of the Council's powers under the Control of Pollution Act 1974 to restrict noise generating construction (including demolition) activity audible beyond
the development site boundary.

*Recorded Vote

For – Councillors Julie Ashley-Wren, Doug Bainbridge, Forhad Chowdhury, Peter Clark, Lynda Guy, Jody Hanafin, Jackie Hollywell, Ellie Plater, Peter Wilkins, Nigel Williams and John Blackwood.

Against – 0

Abstentions – 0

Absent – Councillors Rob Henry and Claire Parris.

7 26/00093/FP - GARAGE SITE BETWEEN 29-31 BROADVIEW

The Committee considered an application for the redevelopment of the former garage site on Broadview to provide seven three-bedroom dwellings.

Members were advised that, following publication of the agenda, prior approval had been granted for the demolition of the garages, and a bat survey had confirmed no evidence of roosting bats, resulting in minor amendments to the proposed conditions.

Members discussed the design, scale and height of the proposed dwellings, together with the relationship of the development to the surrounding area.

Concerns were raised regarding the use of Broxdell as an access point due to its narrow width and existing parking pressures. Officers acknowledged residents' concerns and advised that Hertfordshire Highways, who was the statutory consultee, had raised no objections to the proposal.

Questions were also raised regarding the impact on the Green Link and the potential loss of green space. Officers advised that the development occupied only a small proportion of the designated area and remained compliant with the relevant policies. This was because it would not sever the wildlife corridor or create a substantive break in the Green Link.

Officers concluded that the benefits of delivering additional housing, the reuse of a previously developed site and the significant biodiversity gains outweighed the limited policy harms identified. The application was therefore recommended for approval.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the permission would be granted, where such amendments or additions would satisfy the relevant national policy tests and would most effectively deliver the development which the Committee has resolved to approve.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

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

25016su1.01-B; 25016su1.02-C; 25016su1.03-A; 25016su1.04-C; 25016wd2.01-E; 25016wd2.01-E; 25016wd2.03-B; 25016wd2.04-B; 25016wd2.05; 25016wd2.10-C; 25016wd2.11-C; 25016wd2.12-C; 25016wd2.13-C; LSDP 2482.01-A; ST-3853-801-C; ST-3853-802-C; ST-3853-800-B; 36059-1; 25038-1;

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

3 No demolition, construction or maintenance activities audible at the boundary, and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Monday to Friday and 08:00 hours to 13:00 hours on Saturdays. For the avoidance of doubt, no such activity shall take place on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

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 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 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.

6 The development to which this permission relates shall be carried out in accordance with Section 5 (Sustainability Statement) of the Design and Access Statement by Kyle Smart Associates dated January 2026, unless otherwise agreed in writing by the local planning authority.

7 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.

8 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 first occupation of the building(s) or the completion of the development whichever is the sooner.

9 No development shall take place (including site clearance) until the tree protection measures as detailed in the Arboricultural Impact Assessment Report prepared by Macintyre Trees, dated January 2026, have been implemented accordingly. The tree protection measures shall remain in place until the development has been completed. Within the tree protection areas to be fenced off in accordance with the AIA there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

10 No development shall commence until a Construction 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 Plan would need to include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements;
- d. Construction and storage compounds (including areas designated for car parking);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction 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 construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. 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;

k. Phasing Plan.

11 No development shall take place (including demolition and site clearance) until a bat survey of the site has been undertaken by a qualified ecologist and the local planning authority has been provided with a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead.

12 No development shall take place above slab level 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.

13 No development shall take place above slab level until a schedule and samples of the materials to be used in the construction of the external surfaces and hard landscaping of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and permanently retained as such thereafter.

14 No development shall take place above slab level until details of integrated swift bricks and bat boxes to be provided within the development have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

15 No development shall take place above slab level until the retained trees labelled T2, T3, T4, and T5 on the approved plans, located to the front of Plots 1 to 3 on Broadview, have been crown reduced by no more than 25% by the developers qualified Arborist.

16 Prior to the beneficial occupation of the development to which this permission relates, the refuse stores and cycle storage as shown on the approved plans shall be provided in full. The stores shall be permanently retained as such thereafter unless otherwise agreed in writing by the local planning authority.

17 Prior to the first occupation of the development hereby permitted, the pedestrian and vehicular accesses and visibility splays shall be completed as per the approved plans and thereafter retained in that form for the lifetime of the development.

18 Prior to the first occupation of the development hereby approved, the parking spaces shall be provided and marked out in accordance with the approved plans. Any new areas of hardstanding shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.

19 Prior to the first occupation of the dwellinghouses hereby permitted, all parking spaces shall be provided with the underlying infrastructure for connection to

the electricity network to enable them to be served by an electric vehicle charging point.

20 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment produced by Arbtech Consulting Ltd on 26 February 2026.

21 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.

22 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.

The Council has acted Pro-Actively for the following reason:-

1 Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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>

6 Environmental Protection Act 1990

The applicant is advised of the Council's powers under Part III of the Environmental Protection Act 1990 to prohibit nuisances arising from dust, smoke, artificial light, and a range of other pollutants that may arise on construction sites.

7 Environmental Health

During the demolition and construction phase of the development, the guidance in BS5228-1:2009 (Code of Practice for Noise Control on Construction and Open Sites) should be adhered to.

8 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.

9 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.

10 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.

11 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.

12 Hertfordshire County Council as Highways Authority

Public Rights of Way (RoW) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. The safety of the public using the routes and any other routes to be used by construction traffic should be a paramount concern during works; safe passage past the site should be maintained at all times. The condition of the route should not deteriorate as a result of these works; any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) must be made good by the applicant to the satisfaction of this Authority. All materials must be removed at the end of the construction and not left on the Highway or Highway verges. Further details regarding RoW can be obtained from the RoW unit at Hertfordshire County Council. Additionally if the works to the RoW require a temporary closure then the developer should contact Rights of Way to discuss the process and costs involved.

13 Hertfordshire County Council as Highways Authority

Roads to remain private: The applicant is advised that all new roads associated with this development will remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047.

14 Stevenage Borough Council Engineering Department

The applicant is reminded of their agreement to pay the Council's Engineering Services team a financial contribution of £4,000.00 to create a new Traffic Regulation Order and associated road markings at both access points to create "No Waiting" restrictions to protect highway safety at these points.

*Recorded Vote

For – Councillors Julie Ashley-Wren, Doug Bainbridge, Peter Clark, Lynda Guy, Jody Hanafin, Jackie Hollywell, Ellie Plater, Peter Wilkins, Nigel Williams and John Blackwood.

Against – 0

Abstentions – Councillor Forhad Chowdhury

Absent – Councillors Rob Henry and Claire Parris.

8 **26/00250/FP - NORTH END OF THE FAIRLANDS VALLEY PARK FAIRLANDS WAY**

The Committee considered an application for the installation of a public art structure at the north end of Fairlands Valley Park. The Planning Officer presented to the Committee images of the low-lying concrete Roman soldier sculpture.

Members were advised that five objections had been received, primarily relating to the use of public funding, the suitability of the location, concerns regarding potential vandalism, and the perceived lack of historical links between Stevenage and Roman heritage. Officers advised that these matters were not material planning considerations.

The Committee were informed that the principal planning considerations related to the impact on the nearby heritage asset, Fairlands Farm, and the character of the surrounding area. Officers concluded that, due to the scale, design and location of the sculpture, there would be no significant harm to the heritage asset or the appearance of the area. It was also noted that the proposal would not affect highway safety, pedestrian access or parking provision.

During discussions, Members sought clarification regarding the purpose of the sculpture and were informed that the proposal formed part of a wider Towns Fund regeneration programme. Officers advised that the rationale for the proposal was not a material planning consideration, and that the Committee's role was to determine the planning merits of the application.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; Aerial View; Elevation View; Proposed Site 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.

The Council has acted Pro-Actively for the following reason:-

1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

*Recorded Vote

For – Councillors Julie Ashley-Wren, Doug Bainbridge, Forhad Chowdhury, Peter Clark, Lynda Guy, Jody Hanafin, Jackie Hollywell, Ellie Plater, Peter Wilkins, Nigel Williams and John Blackwood.

Against – 0

Abstentions – 0

Absent – Councillors Rob Henry and Claire Parris.

9 **INFORMATION REPORT - DELEGATED DECISIONS**

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

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

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

11 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

12 **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.

13 HMO REPORT 2025/26 UPDATE

The Committee noted the Planning report on the legal status of Houses of Multiple Occupation (HMO) in Stevenage.

14 URGENT PART II BUSINESS

There was no Urgent Part II Business.

CHAIR