

COND/2020/0164

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial Approval of details pursuant to Condition 54 (Arboricultural Information and Method Statement) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Note: For the decision letter the description will alter as identified in the recommendation at the end of this report to relate to Condition 54 (i) insofar as it relates to tree removal only.

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application as a whole seeks partial approval of details pursuant to Condition 54 of planning permission PLAN/2018/0337 relating to arboricultural information and method statement for phase Red only.

However this report only relates to Condition 54 (i) insofar as it relates to **tree removal only**. The submitted details identify the trees to be removed in the phase to facilitate the development. The remainder of the details submitted pursuant to the remaining parts of Condition 54 remain under consideration at this time.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE the details submitted insofar as they relate to the **tree removal only**.

SITE DESCRIPTION

This conditions application relates to the second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes and is due commence early next year. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

PLANNING HISTORY

The most relevant planning history for this application is as follows:

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units.), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application as a whole seeks the partial approval of details pursuant to Condition 54 (Arboricultural Information and Method Statement) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is an Arboricultural Method Statement and a series of plans showing the retention of trees, trees for removal, tree pits and tree planting details.

Given the timing of the conditions application this report seeks approval for the **tree removal only** as identified in the information submitted with the application.

CONSULTATIONS

WBC Arboricultural Officer: Additional details are required in respect of tree protective fencing and demolition. No comments/concerns are raised in regard to the proposed tree felling.

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

PLANNING ISSUES

1. This conditions application has submitted details to satisfy the requirements of Condition 54 which relates to the Arboricultural Information and Arboricultural Method Statement. However Condition 54 has nine parts to it including tree removal, which requires the submitted information to identify the trees to be removed. The trees to be removed are specified in Table 1.2 in paragraph 1.5 of the Arboricultural Method Statement received on 08.02.2021
2. Tree removal is one of the first activities which would normally occur on a site and tree removal should occur outside the bird nesting season. The nesting season normally commences in March. It is important to note that the original planning permission PLAN/2018/0337, granted permission for the removal of a number of trees across the site, but given the size of the scheme and length of time for construction, Condition 54 requires the details of the proposed tree removal for each phase to be submitted as part of the Arboricultural Information and Method Statement. At this stage, further information is awaited to address the comments of the Council's Arboricultural Officer in respect of tree protective fencing and demolition. Therefore given the timing of the next Planning Committee in March, it is considered reasonable and necessary to bring forward the tree removal works only for approval.
3. In this particular case the proposed tree removal accords with the tree removal identified in the original planning application PLAN/2018/0337. All of the trees shown to be retained in this phase on the originally approved tree removal and tree retention plan are to be retained. In addition the Council's Arboricultural Officer has not raised any issues with regard to the proposed tree removal. New tree planting will also occur across the phase and the details of this will come forward as part of the other conditions for the phase i.e. Condition 55 - landscaping.

CONCLUSION

4. In light of the above information and the comments from the Council's Arboricultural Officer, the proposed tree removal details are considered acceptable, would reflect the planning permission granted and would meet the requirement of Condition 54 (i) insofar as it relates to **tree removal only**. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0164

RECOMMENDATION

It is recommended that the following details submitted are **APPROVED**:

The description on the decision letter will alter to: **Partial Approval of details pursuant to Condition 54 (i) (insofar as the details relate to tree removal only) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.**

Details approved are:

- Tree removal only within phase Red as identified in paragraph 1.5 and Table 1.2 of the submitted Arboricultural Method Statement by Middlemarch Environmental (RT-MME-154318-01 Revision A) received on 08.02.2021, with each tree/group/hedge to be removed identified on Tree Survey Plan Page 1 of 2 (C153540-01-01 Revision 00) received on 20.11.2020 and Tree Survey Plan Page 2 of 2 (C153540-01-01 Revision 00) received on 20.11.2020.

Note to applicant:

For the avoidance of doubt the applicant is advised that at this time no other details, including the remainder of the Arboricultural Method Statement, are approved by the Local Planning Authority.

Notwithstanding the approval of tree removal details, the applicant is still required to ensure that they comply with the Wildlife and Countryside Act 1981 relating to species and this approval does not in any way override the requirements of this or any other legislation.

The applicant is advised that the approved **tree removal** relates to phase Red only. The conditions application file COND/2020/0164 will remain open at this time until such time that all of the other details pursuant to Condition 54 have been approved by the Local Planning Authority.

Details pursuant to this condition require Local Planning Authority approval for all other phases of the development in accordance with the requirements of the condition.