

# Public Document Pack



## TO THE CHAIRMAN AND MEMBERS OF THE **PLANNING COMMITTEE**

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday, 2 February 2021 at 7.00 pm. The meeting will be held virtually and webcast live through the Council's website in accordance with the Coronavirus Act 2020 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (S.I.2020 No. 392).

The agenda for the meeting is set out below.

RAY MORGAN  
Chief Executive

NOTE: Filming Council Meetings

Please note the meeting will be filmed and will be broadcast live and subsequently as an archive on the Council's website ([www.woking.gov.uk](http://www.woking.gov.uk)). The images and sound recording will also be used for training purposes within the Council. By joining the meeting remotely you are consenting to being filmed.

## **AGENDA**

### **PART I - PRESS AND PUBLIC PRESENT**

1. Minutes

To approve the minutes of the meeting of the Planning Committee held on 12 January 2021 as published.

2. Apologies for Absence

3. Declarations of Interest

- (i) To receive declarations of disclosable pecuniary and other interests from Members in respect of any item to be considered at the meeting.
- (ii) In accordance with the Members' Code of Conduct, any Member who is a Council- appointed Director of a Thamesway Group company will declare a non-pecuniary interest in any item involving that Thamesway Group company. The interest will not prevent the Member from participating in the consideration of that item.
- (iii) In accordance with the Officer Procedure Rules, any Officer who is a Council- appointed Director of a Thamesway Group company will declare an interest in any item involving that Thamesway Group company. The interest will not prevent the Officer from advising the Committee on that item.

4. Urgent Business

To consider any business that the Chairman rules may be dealt with under Section 100B(4) of the Local Government Act 1972.

**Matters for Determination**

5. Planning and Enforcement Appeals (Pages 3 - 4)

6. Planning Applications (Pages 5 - 8)

**Section A - Applications for Public Speaking**

There are no applications under this section.

**Section B - Application reports to be introduced by Officers**

6a. 2019/1168 23 Bentham Avenue, Woking (Pages 13 - 46)

6b. 2020/1124 Units 1 & 2 Morris House, Commercial Way, Woking. (Pages 47 - 72)

6c. 2020/0805 Glades House, Cemetery Pales, Brookwood, Woking (Pages 73 - 90)

6d. COND/20/0128 9-13 Poole Road, Goldsworth Road and Church Street West, Woking (Pages 91 - 102)

6e. COND/20/0149 Sheerwater Estate, Albert Drive, Woking. (Pages 103 - 114)

6f. COND/20/0150 Sheerwater Estate, Albert Drive, Woking. (Pages 115 - 124)

6g. COND/20/0171 Sheerwater Estate, Albert Drive, Woking. (Pages 125 - 134)

6h. COND/20/0175 Sheerwater Estate, Albert Drive, Woking. (Pages 135 - 146)

6i. COND/20/0176 Sheerwater Estate, Albert Drive, Woking. (Pages 147 - 158)

6j. COND/21/0013 Sheerwater Estate, Albert Drive, Woking (Pages 159 - 170)

**Section C - Application Reports not to be introduced by officers unless requested by a Member of the Committee**

There are no applications under this section.

AGENDA ENDS

Date Published - 25 January 2021

For further information regarding this agenda and arrangements for the meeting, please contact Becky Capon on 01483 743011 or email [becky.capon@woking.gov.uk](mailto:becky.capon@woking.gov.uk)



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## PLANNING COMMITTEE – 2 FEBRUARY 2021

### PLANNING AND ENFORCEMENT APPEALS

The Committee is requested to:

#### RESOLVE:

That the report be noted.

**The Committee has authority to determine the above recommendation.**

#### Background Papers:

Planning Inspectorate Reports

#### Reporting Person:

Peter Bryant, Director of Legal and Democratic Services

#### Date Published:

25 January 2021

#### APPEALS LODGED

##### 2020/0227

Application for proposed balustrade to form roof terrace at 8 Thurlton Court Horsell Woking Surrey GU21 4AU.

Refused by Delegated Authority  
25 September 2020.  
Appeal Lodged  
8 January 2021.

##### 2020/0324

Application for erection of raised decking, spa and fence to side of existing dwelling (retrospective) at Woodhambury House 491 Woodham Lane Woking Surrey GU21 5SR.

Refused by Planning Committee  
8 September 2020.  
Appeal Lodged  
9 December 2020.

##### 2019/0753

Application for erection of rooftop extensions to existing apartment blocks (Blocks A, B, C, D and F) (known as Nankeville Court, Bradfield House and Cardinal Place) ranging in height from 1 to 2 storeys to provide x37 apartments (x24 studio/1 bed and x13 2 bed) together with private and shared roof terraces. Associated alterations to existing basement level to provide cycle and refuse/recycling storage at New Central Development Guildford Road Woking Surrey GU22 7PU

Refused by Planning Committee  
12 November 2020.  
Appeal Lodged  
16 December 2020.

#### APPEAL DECISIONS

##### 2019/0718

Application for Prior approval for change of use of ground floor from retail (use class A1) to dwelling houses (use class C3) to create 2no. one bedroom flats and 1no. studio flat at The Hockey Centre, 151 - 152 Maybury Road Woking Surrey GU21 5JR.

Refused by Delegated Authority  
9 October 2019.  
Appeal Lodged  
3 July 2020.  
Appeal Allowed  
5 January 2021.

2020/0038

An application for an out building at 59 Connaught Road, Brookwood Woking Surrey GU24 0ET.

Refused by Planning Committee  
3 June 2020.  
Appeal Lodged  
30 September 2020.  
Appeal Allowed  
6 January 2021.

2019/0768

Application for Erection of 2x two-bedroom single storey dwellings with associated hard and soft landscaping following demolition of existing garage block at Garages and land to rear of Sussex Court, High Street, Knaphill, Woking, GU21 2QB.

Refused by Planning Committee  
10 December 2019.  
Appeal Lodged  
4 May 2020.  
Appeal Dismissed  
7 January 2021.

2019/1247

Application for erection of a part single/two storey side and rear extension and single storey front extension at 100 Balmoral Drive, WOKING, Surrey, GU22 8EU.

Refused by Delegated Powers  
30 July 2020.  
Appeal Lodged  
27 July 2020.  
Appeal Dismissed  
12 January 2021.

2019/1035

Application for prior approval for the change of use from a carpet shop (A1 Use Class) to a residential unit (C3 Use Class) at 24 Monument Road, Woking, GU21 5LS.

Refused by Delegated Powers  
17 December 2019.  
Appeal Lodged  
23 June 2020.  
Appeal Dismissed  
14 January 2021.

TREE/2020/8089

Application for 2 x Scots Pine in rear garden - Fell : (Works subject to TPO 626/0070/1964) 10 Candlerush Close Maybury Woking Surrey GU22 8AT.

Refused by Delegated Powers  
3 June 2020.  
Appeal Lodged.  
Appeal Dismissed  
21 January 2021.



## PLANNING COMMITTEE AGENDA

### PLANNING APPLICATIONS AS AT 2<sup>ND</sup> FEBRUARY 2021

This report contains applications which either fall outside the existing scheme of delegated powers or which have been brought to the Committee at the request of a Member or Members in accordance with the agreed procedure (M10/TP 7.4.92/749). These applications are for determination by the Committee.

This report is divided into three sections. The applications contained in Sections A & B will be individually introduced in accordance with the established practice. Applications in Section C will be taken in order but will not be the subject of an Officer's presentation unless requested by any Member.

**The committee has the authority to determine the recommendations contained within the following reports.**

Key to Ward Codes:

BWB = Byfleet and West Byfleet  
GP = Goldsworth Park  
HO = Horsell  
KNA = Knaphill  
PY = Pyrford

C = Canalside  
HE = Heathlands  
HV = Hoe Valley  
MH = Mount Hermon  
SJS = St. Johns



# Major Applications Index to Planning Committee

02 February 2021

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0006A	23 Bentham Avenue, Sheerwater, Woking, Surrey, GU21 5LF	PLAN/2019/1168	REF	C
0006B	Units 1 And 2 Morris House, 34 Commercial Way, Woking, Surrey	PLAN/2020/1124	PER	C
0006C	Glades House, Cemetery Pales, Brookwood, Woking, Surrey, GU24 0BL	PLAN/2020/0805	PER	HE
0006D	9 - 13 Poole Road, And Sections Of Poole Road, Goldsworth Road And Church Street West, Woking, Surrey	COND/2020/0128	PER	C
0006E	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0149	PER	C
0006F	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0150	PER	C
0006G	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0171	PER	C
0006H	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0175	PER	C
0006I	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0176	PER	C
0006J	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2021/0013	PER	C

## **SECTION B - 6A-6J**

**PER - Grant Planning Permission**

**REF - Refuse**



**SECTION A**

**APPLICATIONS ON WHICH  
PUBLIC ARE ELIGIBLE  
TO SPEAK**

**(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)**



**SECTION B**

**APPLICATIONS WHICH WILL BE  
THE SUBJECT OF A PRESENTATION  
BY OFFICERS**

**(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or area generally)**

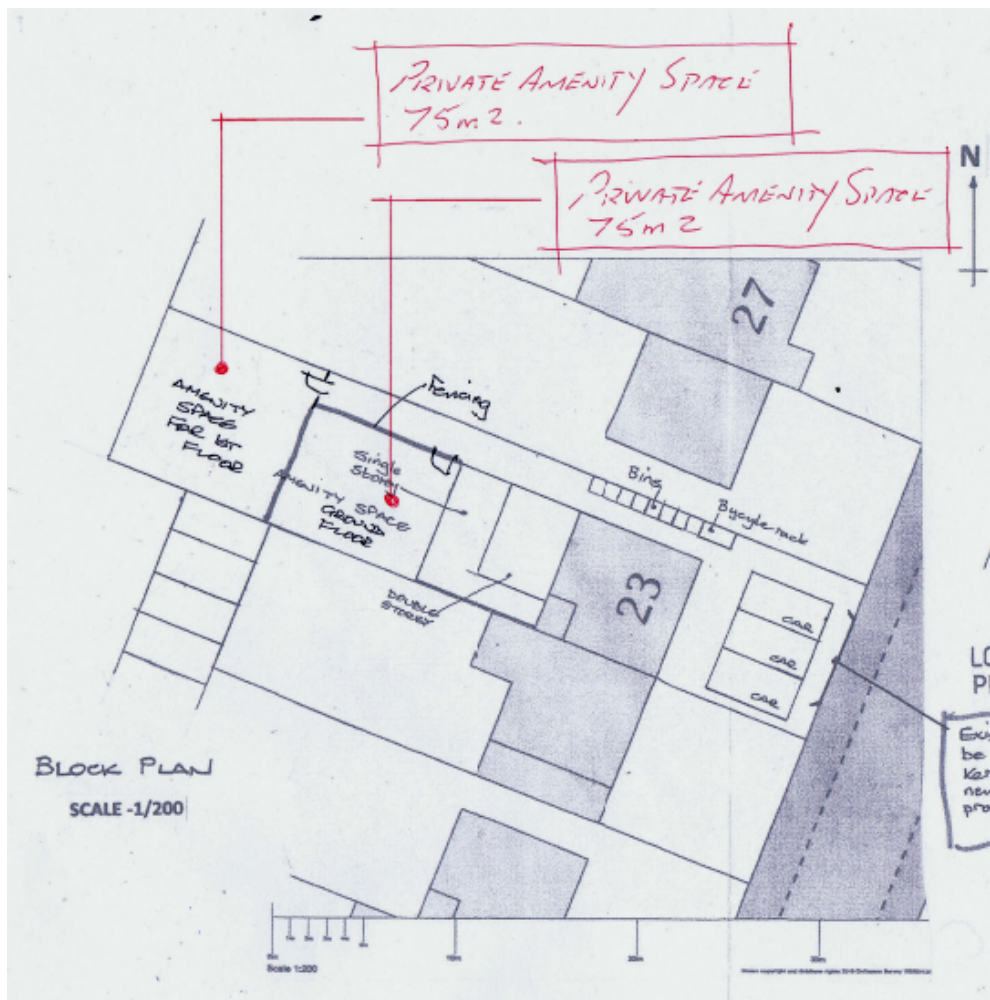




# 23 Bentham Avenue, Sheerwater, Woking

## PLAN/2019/1168

Erection of part two storey, part single storey rear extension and conversion of existing dwelling (three bedroom) into x2 flats (Amended Description and Plans).



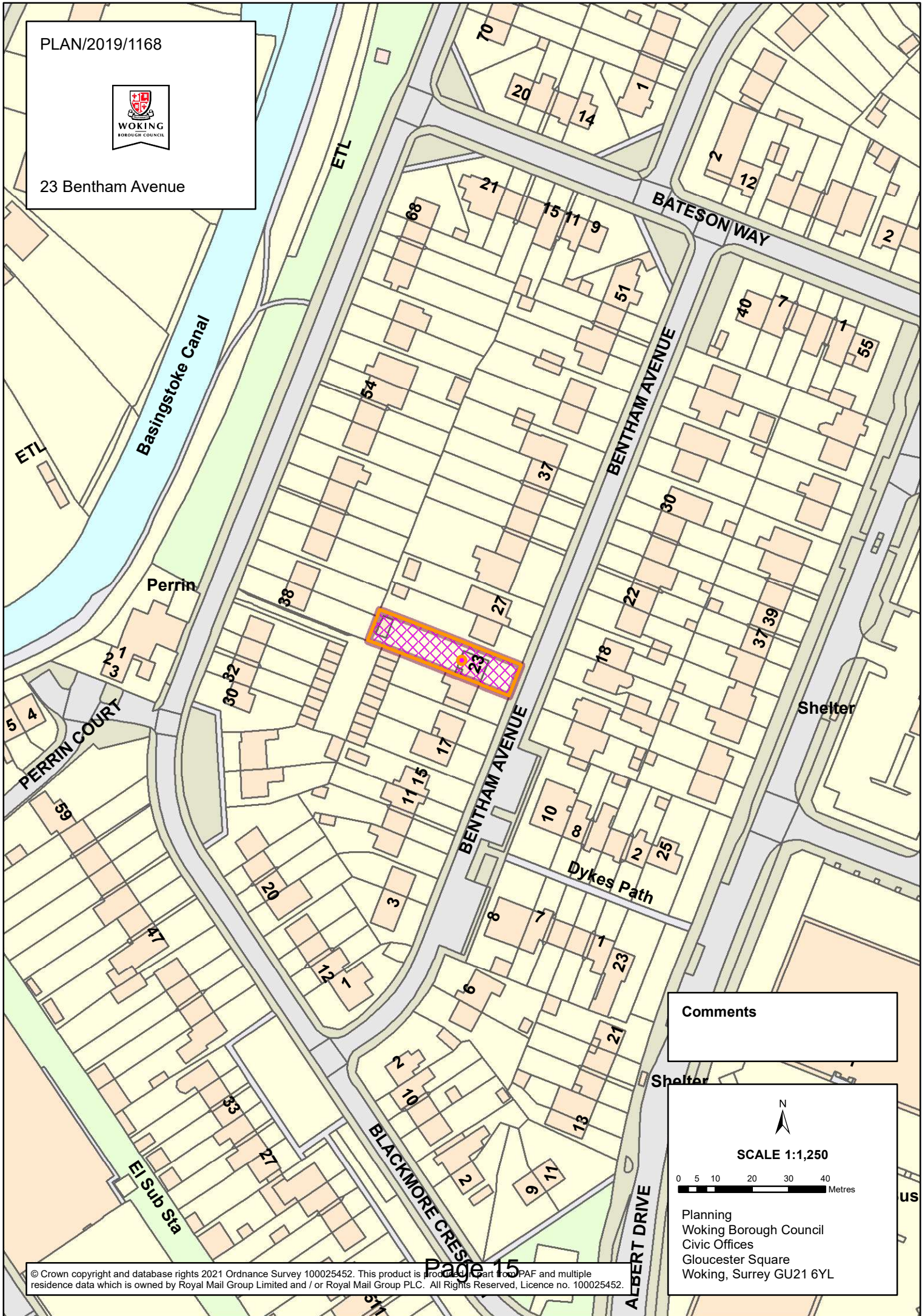




PLAN/2019/1168



23 Bentham Avenue



Comments

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL



## 2 FEBRUARY 2021 PLANNING COMMITTEE

6A PLAN/2019/1168

WARD: C

LOCATION: 23 Bentham Avenue, Sheerwater, Woking, Surrey, GU21 5LF

PROPOSAL: Erection of part two storey, part single storey rear extension and conversion of existing dwelling (three bedroom) into x2 flats (Amended Description and Plans).

APPLICANT: Mr Ghulam Ahmed

OFFICER: Barry Curran

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### **REASON FOR REFERRAL TO COMMITTEE**

The application has been called to the Planning Committee at the request of Councillor Aziz as the application falls to be resolved by exercise of planning judgement.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks permission to convert the existing three bedroom family dwelling into a pair of flats at ground and first floor with the erection of a part two storey part single storey rear extension.

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)

### **RECOMMENDATION**

That planning permission be REFUSED.

### **SITE DESCRIPTION**

The application site is located on the north-eastern side of Bentham Avenue, a residentially defined area characterised by a mix of two storey semi-detached and terraced dwellings of a post war design. The application dwelling forms the northern dwelling on a pair of semi-detached dwellings with the rear amenity space enclosed by 2 metre high close timber board fencing along with a detached garage on the neighbouring property along the southern boundary with hedging at 3 metres in height along the northern boundary.

### **PLANNING HISTORY**

No recent relevant planning history

### **PROPOSED DEVELOPMENT**

Planning consent is sought for the erection of a part two storey part single storey rear addition and conversion of the existing dwelling into 2no flats across ground and first floor.



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### SUMMARY INFORMATION

Existing units	1
Proposed units	2
Existing density of site - dwellings/hectare	26 dph
Proposed density of site - dwellings/hectare	52 dph

### CONSULTATIONS

County Highways Authority: Recommend a number of conditions in the event of an approval (06.07.20)

### REPRESENTATIONS

There has been 1 no third party letter of objection received in relation to the proposed development. The concerns raised in this letter are summarised as follows;

- Impact on parking, parking is already limited so additional visitors to the property will significantly worsen the bottleneck, where often cars mount and park on the pavement making it almost inaccessible by both road and foot. Three parking spaces for a three-and two-bedroom flat is not enough and will lead to more parking on the road which is severely congested.
- The proposed outbuilding could be used as additional living accommodation. I do not believe that it is necessary for two flats to need a gym, playroom and WC (*Officer Notes: this outbuilding has been removed from proposed plans at the request of the Planning Officer*)
- Concern that the proposed side elevation for the extension will overlook our back garden and compromise privacy (*Officer Notes: the proposed first floor side elevation window has been removed from proposed plans at the request of the Planning Officer*)
- The proposed plan indicates overdevelopment of the existing property leading to increased noise from its multiple inhabitants. Number 23 shares a non-soundproof wall with Number 21.
- The size of the proposed development is out of keeping with nearby properties.

### RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019  
Section 2 - Achieving sustainable development  
Section 12 - Achieving well-designed places

Core Strategy Document 2012  
CS8 - Thames Basin Heaths Special Protection Area  
CS11 – Housing Mix  
CS12 – Affordable Housing  
CS18 - Transport and accessibility  
CS21 - Design  
CS24 - Woking's Landscape and Townscape  
CS25 - Presumption in Favour of Sustainable Development

Development Management Policies DPD 2016  
DM10 – Development on Garden Land  
DM11 - Sub-divisions, Specialist Housing, Conversions and Loss of Housing

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### Supplementary Planning Guidance

Supplementary Planning Document 'Parking Standards' 2018

Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008

Supplementary Planning Document 'Design' 2015

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

### **PLANNING ISSUES**

1. The main planning issues that need to be addressed in the determination of this application are; principle of development, whether the proposal will have an unacceptable impact on the character of the existing dwelling and character of surrounding area, whether the subdivision will result in a satisfactory residential environment, whether the extensions and subdivision will materially harm the amenities enjoyed by surrounding neighbours, impact on parking, sustainability, affordable housing, impact on Thames Basin Heaths Special Protection Area and local finance considerations.

#### Principle of Development

2. The National Planning Policy Framework and Policy CS25 of the Woking Core Strategy 2012 promotes a presumption in favour of sustainable development. The application site is within a sustainable location within the defined Urban Area and within the 400m-5km (Zone B) threshold of the Thames Basin Heaths Special Protection Area, where the impact of new residential development can be mitigated.
3. The application involves the proposed subdivision of an existing three bedroom family dwelling into 2 flats, one with 2-bedrooms and one with 3-bedrooms. The resulting flats would be self-contained at ground and first floor level.
4. Policy DM11 (Sub-divisions, Specialist Housing, Conversions and Loss of Housing) of the Development Management Policies DPD 2016 (hereafter referred to as the DMP DPD) states that:

*“proposals for...the sub-division of existing dwellings of an appropriate size to two or more dwellings, including flats...will be permitted provided the following criteria are met:*

- ***the proposal does not harm the residential amenity or character of the area*** (emphasis added);
- ***a good quality of accommodation is provided by meeting any relevant housing standards*** (emphasis added);
- *there would be no detrimental impact on the visual appearance of the area or that of the building itself;*
- *any proposed alterations, extensions or additional areas of hard surfacing required to enable the conversion of the dwelling are appropriate in scale, form and extent to the site and its surroundings;*
- *maximum tree cover, mature planting, and screening is retained;*
- *boundary treatment to the street frontage of the property is retained and a sufficient area of amenity space is retained or provided;*
- *there is adequate enclosed storage space for recycling/refuse;*

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- *access is acceptable and parking (including for cycles) is provided on site in accordance with the Council's standards. Car parking (including drop-off points if relevant) will not be permitted in rear gardens or in locations which might cause a nuisance to adjoining residential properties;*
  - *the traffic impacts of the proposal are considered acceptable;*
  - *the internal layout of the rooms within the proposed conversion will not cause undue disturbance to adjoining residential properties in the building;*
  - *appropriate contribution is made to avoid harm to the Thames Basin Heaths Special Protection Areas, as set out in Core Strategy Policy CS8, where relevant;*
  - *there is a safe access and egress route during flood events"*
5. Much of this criteria relates to material considerations which will be addressed in detail in the relevant sections of this report. Policy DM11 does, however, expand on sub-division stating that "*In addition to the 'General Criteria' above, the sub-division of dwellings of an appropriate size to two or more dwellings will only be permitted where:*
- *the proposal would not result in an overall loss of a family home; and*
  - ***each proposed dwelling has access to a suitable area of private amenity space"*** (emphasis added).
6. The Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states, in paragraph 4.5, that "*family accommodation will be taken to mean...all flats with two bedrooms of more and exceeding 65 sq.m. gross floor space*". Furthermore Policy CS11 of the Woking Core Strategy 2012 states that "*the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss*". The existing 3 bedroom house measures approximately 82.4 sq.m in Gross Internal Area (GIA) and, therefore, provides family accommodation.
7. Covering a floor area of 83.5 sq.m, the proposed 3 bedroom ground floor flat falls within the bracket of family accommodation as per the Council's Supplementary Planning Document on Outlook. The first floor unit, covering a floor area of approximately 61.2 sq.m, would not constitute family accommodation but given that the existing situation involves just one family dwelling on site and the proposed situation retains a family unit, the loss of family accommodation is, therefore, strictly mitigated.
8. Policy DM11 of the Development Management Policies DPD 2016 specifically refers to housing sub-division and notes that the sub-division of dwellings of an appropriate size to two or more dwellings will only be permitted where "*each proposed dwelling has access to a suitable area of private amenity space*". In terms of private amenity space, the Council's Supplementary Planning Document on 'Outlook, Amenity, Privacy and Daylight' 2008 at Section 4.7 notes that "*In established residential areas, where the existing pattern of development has a well-defined character, the size, shape and position of the garden will need to reflect the existing context and be in proportion to the size of the dwelling proposed*". The suitability of the amenity space should therefore be reflective of the prevailing pattern. The Outlook SPD goes on to recommend that "*all dwellings designed for family*



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*accommodation (as per above) need to provide a suitable sunlit area of predominantly soft landscaped private amenity space, appropriate in size and shape for outdoor domestic and recreational needs of the family it is intended to support".* In this case, the application site is located in a suburban setting where semi-detached and terraced properties demonstrate commensurate amenity spaces with narrow yet deep rear gardens.

### Impact on Character

9. One of the principles of planning as identified in the National Planning Policy Framework 2018 is securing high quality design. Section 12 of the NPPF refers to the need to plan positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located. Policy CS24 of the Core Strategy states that *"all development proposals will provide a positive benefit in terms of landscape and townscape character...(and) will be expected to conserve, and where possible enhance existing character"*.
10. Bentham Avenue is situated within the Sheerwater area of the Borough. This part of Woking is a Post War residential area with semi-detached and terraced style properties set on rectangular plots. There is an element of on street parking, however many of the moderate front gardens have been converted to accommodate at least one vehicle. The area has a relatively open feeling and generally low front walls with planting strips behind to define the boundary. The majority of properties are semi-detached or terraced, two storeys in height and constructed in facing brick.
11. Section 4.7 of the SPD on Outlook 2008 states that *"In established residential areas, where the existing pattern of development has a well-defined character, the size, shape and position of the garden will need to reflect the existing context and be in proportion to the size of dwelling proposed."* The subdivision of the dwelling and therefore the plot would result in an uncharacteristic sized plot and amenity land being unduly and inappropriately subdivided into two.
12. Paragraph 127 of the National Planning Policy Framework states that planning decisions should ensure that developments *"are sympathetic to local character and history, including the surrounding built environment and landscape setting"*. Each surrounding site demonstrates a common layout with amenity spaces commensurate with the size of the single dwelling on the plot. Policy CS21 of the Woking Core Strategy 2012 states that new development should *"respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land"*. The resultant amenity spaces to serve the flats would measure 60 sq.m and 80 sq.m with the 60 sq.m amenity space serving the ground floor family flat (figures included on Drawing No.20/AM/06 A are considered inaccurate and are scaled off the scale bar attached).
13. In comparison the neighbouring No.25 Bentham Avenue demonstrates a private amenity space covering 200 sq.m, No.27 includes 170 sq.m of private amenity space and the adjoining No.21 which includes one of the smallest

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amenity spaces at 125 sq.m in size more than double that of the amenity space to serve the ground floor family flat. These are included on a graph for ease of reference:

	Footprint/Floor area	Amenity Space	% coverage of floor-Space/ Footprint
No.25 Bentham Avenue	47 sqm	200 Sqm	23.5%
No.27 Bentham Avenue	79 Sqm	170 sqm	46%
No.21 Bentham Avenue	70 sqm	125 sqm	56%
Application Plot 1 GF	98 sqm	60 sqm	<b>163%</b>
Application Plot 2 FF	61 sqm	80 sqm	<b>76%</b>

14. As demonstrated, the proposed amenity spaces to serve both flats are incommensurate with the prevailing character and bear no adherence to the prevailing context and would stand out as irregular and out of character in the area. The proposed layout would, therefore, fail to correspond with the surrounding area standing out as alien which fail to reflect the prevailing grain and pattern of development in Bentham Avenue.
15. It is proposed to erect a part two storey part single storey rear extension to measure 6.8 metres in width including a single storey addition which would span the width of the host dwelling and project 7 metres from the rear building line. Atop this single storey section would be a two storey extension which is proposed to be set down 0.6 metres from the existing ridge line and measure a 5.3 metres in width and 4 metres in depth set in from the shared southern boundary. The extension, as such, would match the footprint of the existing dwelling both covering approximately 48 sq.m thereby doubling the footprint of the building similar to erecting another detached dwelling on its rear elevation albeit with a smaller first floor element.
16. Section 12 of National Planning Policy Framework states that *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”*. The proposal almost doubles the size of the existing dwelling is in a bid to subdivide the existing dwelling into a flatted scheme. With the development proposal effectively doubling the overall floor area of the building, it is inevitable that the scale of the addition would be insubordinate and would result in a completely different building and relationship to the surrounding area. The expanse of the rear addition measuring 7 metres at single storey and 4 metres at two storey level results in large expanses of gable on the north-east and south-west side elevations which would appear out of keeping with the surrounding character. With the extensions cumulating to completely transform the existing form and layout of the dwelling, it is considered that this form of development points towards

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overdevelopment of the dwelling and of the site. The additions towards the rear would compete with the scale of the existing dwelling and would, due to its scale, be insubordinate to the host building and contrary to the Council's SPD 'Design' which notes that *"The additional mass should respect the existing building proportion, symmetry and balance."* Erecting a rear addition which almost doubles the size of the existing floor area of the dwelling is not considered to respect the character of the existing dwelling nor is it considered to improve the way the area functions.

17. Policy CS10 of the Core Strategy 2012 makes provision for 750 dwellings as infill development in the Borough's urban area between 2010 and 2027, at a density of 30-40dph (dwellings per hectare). The reasoned justification for the policy states that *"Infill development will be permitted provided the proposed development is at an appropriate scale in relation to the character of the surrounding area"*. Policy CS10 goes on to note that:

*"The density ranges set out are **indicative and will depend on the nature of the site** (emphasis added). Density levels will be influenced by design with the aim to achieve the most efficient use of land. Wherever possible, density should exceed 40 dwellings per hectare and will not be justified at less than 30 dwellings per hectare, unless there are significant constraints on the site or where higher densities cannot be integrated into the existing urban form. Higher densities than these guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of an area would not be compromised.*

18. As previously indicated, Bentham Avenue consists of semi-detached and terraced dwellings along a linear grain of development at a density range of 26 dwellings per hectare, typical of the area. With the proposed extensions and conversion of the existing single family dwelling into 2 flats, the density would rise to 52dph, double that of the existing site and surrounding area. Whilst Policy CS10 identifies that wherever possible density should exceed 40 dph, and will not be justified at less than 30 dph this is subject to the proviso that unless higher densities cannot be integrated into the existing urban form. It is symptomatic of development which is at odds with the prevailing character at double the existing density. Whilst the site falls within the Urban Area it is not located within such a sustainable location (i.e. it is not within, nor within close proximity of, any Neighbourhood/Local/District/Town Centre) to justify a residential density so much higher than the surrounding area. The density of the proposal indicates that the proposal will not integrate satisfactorily into the existing urban form.
19. It has to be stressed that whilst a density of 56 dph may be considered appropriate in one part or street in the borough, this does not mean that it can be applicable to the established character or density in Bentham Avenue. Development is required to respect and be reflective of the area in which they are located, for example one suburban residential street may have a density of 70 dph and to rationalise this density range in another area characterised by 15 dph would be unreasonable and incommensurate with the character. As per Policy CS10 above, the density range will be dependent on the nature of the site and to ignore this would be contrary to adopted policy.
20. The reasoned justification within Policy CS10 states that *"it is important that densities sought do not affect the quality and character of an area"*. Policy CS10 goes on to note that increased density on developments may be

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considered acceptable provided the character of the area would not be compromised. It is clear that the scheme represents overdevelopment of the site with additions which fail to respect the prevailing character of Bentham Avenue and fail to respect the character of the existing dwelling considering the overtly bulky, incongruous and insubordinate additions proposed. The proposed density of 52 dwelling per hectare serves as an indicator that the conversion of the dwelling would be at odds the prevailing character. This is lucidly illustrated by the contrived, bulky and insubordinate rear addition proposed. The development is, therefore, not seen to adopt an appropriate scale or housing provision in relation to the character of the surrounding area.

21. As previously noted, Bentham Avenue is a Post War development of two storey semi-detached and terraced, single family dwellings of a similar character. The conversion of one of these representative dwellings into a flatted scheme would be completely at odds with the prevailing character and would undermine any future argument the Local Planning Authority may have in preventing the conversion of other similar style dwellings. Each application must be treated on its individual merits, however, approval of this proposal could be used in support of a potential future schemes to erect similar rear additions and convert the single family dwelling into flats. It is considered that this is not a generalised fear of precedent, but a realistic and specific concern considering the emulating nature of dwellings in the vicinity. Given the similar characteristics of the application site to these neighbouring sites, permitting such an application would make it more difficult for the Local Planning Authority to resist a potential further planning application for similar development which would completely erode the established character of the area. It is noted that similar forms of development have occurred in the Borough but it has to be noted that these development may have occurred in areas which had previously undergone conversions and which may already be a part of the character. Bentham Avenue and surrounding streets, conversely, have had no subdivisions and retains a character of semi-detached and terraced dwelling rather than dwellings subdivided into flats.
22. It is clear from the above paragraphs that not only is the proposed subdivision of the dwelling and resultant plot sizes at odds with the prevailing character of Bentham Avenue, but the proposed density is at double that of the surrounding area. Furthermore, by combined reason of the scale of the part single storey part two storey addition and resultant large footprint and homogeneous bulk and mass, the proposed development would appear incongruous, and an anomaly, within this suburban cul-de-sac, the existing urban form of which is made up entirely of detached single houses. The proposed development would, therefore, fail to respect and make a positive contribution to the street scene and the character of the area in which it would be situated contrary to the provisions on the National Planning Policy Framework, Policies CS10, CS21 and CS24 of the Core Strategy 2012, Policy DM11 of the Development Management Policies DPD 2016 as well as the Council's Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008 and 'Design' 2015.

### Layout and Creation of Acceptable Residential Development for Proposed Occupiers

23. One of the objectives of the National Planning Policy Framework is to ensure good standard of amenity for all existing and future occupants of land and buildings. Policy CS21 of the Woking Core Strategy 2012 echoes this

## 2 FEBRUARY 2021 PLANNING COMMITTEE

provision with detailed guidance set out within the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

24. Policy DM11 of the Development Management Policies DPD 2016 states that *"proposals for...the sub-division of existing dwellings of an appropriate size to two or more dwellings, including flats...will be permitted provided the following criteria are met...a good quality of accommodation is provided by meeting any relevant housing standards"*. Policy DM11 goes on to state that in addition to the criteria listed, the subdivision of dwellings will only be permitted where *"each proposed dwelling has access to a suitable area of private amenity space"*. Amended plans have been submitted which propose a split rear amenity space to serve both flats. The proposed ground floor flat would be served by the amenity space immediately to the rear of the proposed rear additions with the amenity space to serve the first floor flat set behind this or towards the terminus of the existing rear garden.
25. Section 4.6 of the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that *"All dwellings designed for family accommodation...need to provide a suitable sunlit area of predominantly soft landscaped **private amenity space** (emphasis added), appropriate in size and shape for the outdoor domestic and recreational needs of the family it is intended to support."* The amenity space to serve the ground floor flat (which has been designed as family accommodation to otherwise offset the loss of family accommodation through the proposed change of use) is located immediately to the rear of the flat. It is proposed to convert the first floor space to a separate independent dwelling which includes both bedroom windows as well as the landing window on the rear elevation. These windows would provide clear and unrestricted views down onto the amenity space of the proposed ground floor family accommodation.
26. Policy CS21 of the Woking Core Strategy 2012 states that new developments *"should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook"*. Whilst some degree of overlooking may be expected in urban locations, considering the sub-urban context of the application site, having your entire amenity space, which is intended to serve as private amenity space for family accommodation, overlooked by first floor window direct above this space is not considered an acceptable relationship with significant harm on the amenity of the intended ground floor flat occupiers. The proposed amenity space to serve the ground floor flat is, therefore, not considered appropriate and would not meet the provision of providing private amenity space for family accommodation is a suburban location.
27. Further to the above, the amenity space proposed to serve the ground floor flat amount to approximately 60 sq.m in size. Section 4.8 of the Outlook SPD states that:
- "Where appropriate, the area of private garden should approximate with gross floorspace of the dwelling (subject to the character of the local context) but it is advised that it should always be as large as the building footprint of the dwelling house, except in the most dense urban locations as discussed below."*

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As noted in Paragraphs 10 and 17, the context of the area in sub-urban two storey semi-detached dwelling with sizable amenity spaces and a density of 26 dph. This would not be considered as one of 'the most dense urban locations' in the borough. The proposed floor area of the ground floor family flat would be 98 sq.m. The SPD calls for the proposed amenity space to be at least as large as the building footprint. At 60 sq.m the proposed amenity space falls 38 sq.m below that of the minimum amount which again would be at odds with the prevailing character and again would fail to comply with adopted policy.

28. Overall, it has been demonstrated that the proposed layout of the amenity spaces to the rear of the site are inadequately sized and would fail to provide a suitable area of private amenity space for the intended family accommodation at ground floor. Significant overlooking from the proposed first floor flat would occur on the unduly small space to serve the ground floor flat resulting in a poor standard of amenity for future residential occupiers. The development is, therefore, contrary to Section 12 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy DM11 of the Development Management Policies DPD 2016 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

### Impact on Neighbour Amenities

29. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. Policy CS21 is enhanced by Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.
30. It must be borne in mind that the potential loss of enjoyment of a view is not a ground on which planning permission can be refused although the impact of a development on outlook is a material planning consideration and stems on whether the development would give rise to an undue sense of enclosure or overbearing effect to neighbouring/nearby residential properties. There are no established guidelines for what is acceptable or unacceptable in this regard, with any assessment subjective as opposed to empirical, with key factors in this assessment being the existing local context and arrangement of buildings and uses.
31. The properties that could potentially be affected are the adjoining No.21 Bentham Avenue to the South and No.25 Bentham Avenue to the North. No.38 Blackmore Avenue towards the rear (West) of the property would be located in excess of 18 metres from the proposed development and is, therefore, not considered to be materially affected as a result.
32. No.21 Bentham Avenue is situated to the south and forms the southern dwelling on the pair of two semi-detached properties similar to that of the application dwelling. The proposed part single and part two storey rear extension would extend beyond the predominant two storey rear elevation of the application dwelling by 7 metres at single storey level and 4 metres at two storey level with the single storey element sitting flush up against the boundary and the two storey element set off this boundary by approximately 1.5 metres. The proposal would pass the 45° degree test as per the Council's

## 2 FEBRUARY 2021 PLANNING COMMITTEE

Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 in relation to daylight/sunlight to the rear facing windows of No.21 indicating that no significant loss of light would occur.

33. The Council's SPD 'Design' 2015 states that "*the location of the extension and the position of its windows should not result in any adverse overshadowing or overbearing impact on adjacent dwellings*", that "*large two storey extensions should not be sited close to a boundary as this can restrict daylight to habitable rooms of the neighbouring dwelling*", that "*two storey extensions, particularly if they extend beyond 3 metres from the building, need to be carefully sited as they can result in loss of daylight or have an overbearing impact on the adjoining dwellings unless they are kept well away from the separating boundary*". The projection of 7 metres at single storey with a 4 metre projection at two storey level, at just 1.5 metres off the shared boundary, would result in an overbearing impact and an undue sense of enclosure to the ground and first floor habitable room windows and to some extent the garden. Whilst the height of the single storey addition would not be atypical at 3.5 metres to its ridge line, the accumulation of its depth at 7 metres along with the inclusion of a 4 metre deep two storey addition at approximately 6.6 metres in height combine to result in an unneighbourly and oppressive feature and therefore a significantly overbearing addition sited directly up against the boundary of No.21 Bentham Avenue which includes a modest 2.5 metres deep glazed rear addition.
34. Concern is also held for the impact of the substantial rear additions on the amenities of No.25 to the North. A separation of 4 metres is proposed to be retained between buildings which would somewhat offset the significant depth of the additions. The 45° test has been applied to the first floor window nearest the application site which passes in plan and elevation form given the separation gap proposed to be retained. Whilst a degree of overbearing may occur on this property, the fact that a 4 metre separation is retained does not lead to a significant level of it. Conversely, this is not the situation for the adjoining No.21 which would be unduly and significantly harmed as a result of the proposal.
35. Overall, the rear extension, by cumulative reason of its depth, height, bulk and proximity to adjoining No.21 Bentham Avenue, results in overbearing effect upon, and loss of outlook from the property which is significantly harmful to the residential amenity of existing and future occupiers of this dwelling. The development is therefore contrary to the provisions of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008 and 'Design' 2015.

### Impact on Highway Safety and Parking

36. Bentham Avenue is a suburban Post War estate with very little on-street parking provision given the density and presence of dropped kerbs. The existing dwelling does not include any on-site parking.
37. Policy CS18 of the Woking Core Strategy 2012 sets out that that minimum car parking standards will be set for residential development (outside of Woking Town Centre). The Council's Supplementary Planning Document 'Parking Standards' 2018 sets out minimum residential parking standards. The site, in this instance, contains an existing three bedroom dwelling, which exerts an

## 2 FEBRUARY 2021 PLANNING COMMITTEE

existing parking demand. It is useful therefore to compare the parking demand, in line with SPD Parking Standards 2018, between the existing and proposed situations. The existing 3-bedroom flat as well as the 2-bedroom flat carry a minimum provision of 1 parking space each, 2 in total. This demonstrate that the proposal would result in no additional demand in comparison to the existing situation which has a minimum provision of 2 parking spaces. The County Highway Authority have been consulted on this application and raise no objections subject to conditions which in the event of an approval could be attached.

38. Whilst the development may be considered acceptable with regards to the impact on the parking and highway safety, this does not outweigh the fact that the development would fail to adhere to national and local policies as well as supplementary documents with a scheme which is out of character with the area, has significant impacts on neighbour amenity and would fail to provide all units with private amenity space.

### Affordable Housing

39. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
40. However, Paragraph 63 of the NPPF sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
41. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy 2012 it is considered that more significant weight should be afforded to the policies within the NPPF. The proposal is not major development and therefore no affordable housing contribution is sought.

### Impact on the Thames Basin Heaths Special Protection Area

42. The application site falls within the 400m - 5km (Zone B) of the Thames Basin Heath Special Protection Area (TBH SPA) buffer zone. The Thames Basin Heath Special Protection Area (SPA) is a European designated site afforded protection under the Conservation of Habitats and Species Regulations 2010 as amended (the Habitats Regulations). The Habitats Regulations designate the Local Planning Authority as the Competent Authority for assessing the impact of development on European sites and the LPA must ascertain that development proposals will not have an adverse effect on the integrity of the site, alone or in combination with other plans and projects, either directly or indirectly, before granting planning permission. The TBH SPA is designated for its internationally important habitat which supports breeding populations of three rare bird species: Dartford Warbler, Woodlark and Nightjars. The Conservation Objectives of the TBH SPA are to ensure that the integrity of the site is maintained or restored as appropriate, and to ensure that the site contributes to achieving the aims of the Wild Birds Directive.



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43. Policy CS8 of the Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres, of the SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).
44. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. The applicant has not submitted a Legal Agreement to secure the relevant SAMM contribution of £716 (2-bed unit) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the uplift of one 2-bedroom flat that would arise from the proposal.
45. In view of the above, the Local Planning Authority is unable to determine that the development would not have a significant effect upon the SPA and is therefore contrary to Policy CS8 of the Woking Core Strategy 2012, the Thames Basin Heaths Avoidance Strategy, saved Policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2017 (SI No. 1012 – the "Habitats Regulations").

### Local Finance Considerations

46. Community Infrastructure Levy (CIL) is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed residential development will incur a cost of £125 per sq.metre which equates to a contribution of £6,002.37 (144.7 sq.metres total GIA with 62.3 sq.metres additional floorspace at 2020 indexation). The development, therefore would be liable to a total CIL contribution of £6,002.37 which would be payable upon commencement should permission be granted for the development.

### Conclusion

47. To conclude, the proposed development has failed to demonstrate compliance with Policy DM11 of the Development Management Policies DPD 2016 in that the subdivision of the property fails to provide appropriate private amenity space for the proposed units. The intended amenity space to serve the ground floor flat would fail to have access to a suitable area of private amenity space at just 60% of the recommended amount as well as lacking privacy due to overlooking from the proposed first floor flat. Further to this, the introduction of a flatted development with amenity spaces which appear as an anomaly in an area characterised by two storey semi-detached and terraced single family dwellings with commensurate amenity spaces and plot sizes would be significantly harmful to the established character and could lead to a corrosion of this character given the emulating form and style of dwellings evident in the locality.
48. The excessive scale, depth and bulk of the proposed rear addition would result in a development which fails to take the opportunities available for improving the character and quality of the area appearing to unsympathetically extend the building to accommodate the additional flat. This would result in an insubordinate addition almost emulating the size of the

## 2 FEBRUARY 2021 PLANNING COMMITTEE

existing dwelling which would harm the character and appearance of the existing site and the surrounding area. Furthermore, the proposal would have a significant adverse impact on the residential amenities of No.21 Bentham Avenue in terms of overbearing impact given its positioning along the shared boundary and significant depth at both single and two storey level.

49. Furthermore, in the absence of a signed Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional dwelling would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy 2012, the Thames Basin Heaths Avoidance Strategy, saved Policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2017 (SI No.1012 – the "Habitats Regulations").
50. Whilst it is acknowledged that the provision of a 1 net residential units would be of some public benefit, the Council's position on five year housing land supply is set out in the Five Year Housing Land Supply – Position Statement published in November 2018. This document shows that, as of 01.04.2017, Woking has an overall housing land supply of 9.2 years' worth in the next five year period, taking into account the yearly housing requirement, a 5% buffer and historic undersupply since 2006. Given this context, it is not considered that the benefit of a 1 net additional residential unit in this instance would be outweighed by the planning harm identified.
51. It is therefore considered that the proposed conversion of the 3 bedroom family dwelling into two flats along with the erection of rear additions would be contrary to provisions outlined in Section 12 of the National Planning Policy Framework, Policies CS10, CS21 and CS24 of the Woking Core Strategy 2012, Policy DM11 of the Development Management Policies DPD 2016, the Council's Supplementary Planning Documents on 'Design' 2015 and 'Outlook, Amenity, Privacy and Daylight' 2008 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015, the Conservation of Habitats and Species Regulations 2017 (SI No.1012 - the "Habitats Regulations") and is therefore recommended for refusal for the reasons outlined below.

### **BACKGROUND PAPERS**

1. Site visit photographs.
2. Response County Highway Authority (09.03.20)

### **RECOMMENDATION**

It is recommended that planning permission be REFUSED for the following reasons:

1. The proposal, by reason of the plot subdivision, layout, inadequate amenity space and bulk and scale of the proposed extensions would result in an overdevelopment of the site as evidenced by the unduly cramped, contrived, insubordinate and incongruous form of development and uncharacteristically small and irregularly shaped amenity spaces. This would be in conflict with and fail to reflect the prevailing grain, pattern and character of development of Bentham Avenue which is made up of semi-detached and terraced single houses. The proposal would therefore cause unacceptable harm to the character of the surrounding area and would not amount to good development which respects or makes a good contribution to the area

## 2 FEBRUARY 2021 PLANNING COMMITTEE

contrary to provisions outlined in the National Planning Policy Framework, Policies CS10, CS21 and CS24 of the Woking Core Strategy 2012, Policy DM11 of the Development Management Policies DPD 2016 and Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008 and 'Design' 2015

2. By reason of its inappropriate amenity space in terms of size and lack of privacy to serve the proposed ground floor family flat, the creation of two flats in place of the existing three bedroom family dwelling is contrary to Section 12 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy DM11 of the Development Management Policies DPD 2016 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.
3. The proposal would result in a significantly harmful overbearing effect, by reason of bulk and proximity to the adjoining No.21 Bentham Avenue. The accumulation of the additions' depth at 7 metres along with the inclusion of a 4 metre deep two storey addition at approximately 6.6 metres in height combine to result in an unneighbourly and oppressive feature which would cause a significantly impact on No.21 Bentham Avenue. The proposal is therefore contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and the Council's Supplementary Planning Documents 'Design' 2015 and 'Outlook, Amenity, Privacy and Daylight' 2008.
4. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional residential unit would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy 2012, the Thames Basin Heaths Avoidance Strategy, saved Policy NRM6 of the South East Plan (2009), the Conservation of Habitats and Species Regulations 2017 (SI No.1012 - the "Habitats Regulations") and Policy DM11 of the Development Management Policies DPD 2016.

### **Informatives:**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. The plans relating to the development hereby refused are numbered / titled:
  - Drawing No: 2019/AM/06 A (Amended Plan) (Received 11.12.20)
  - Drawing No. 2019/AM/05 A (Amended Plan) (Received 28.10.20)
  - Drawing No. 2019/AM/02
  - Drawing No. 2019/AM/04 A (Amended Plan) (Received 28.10.20)





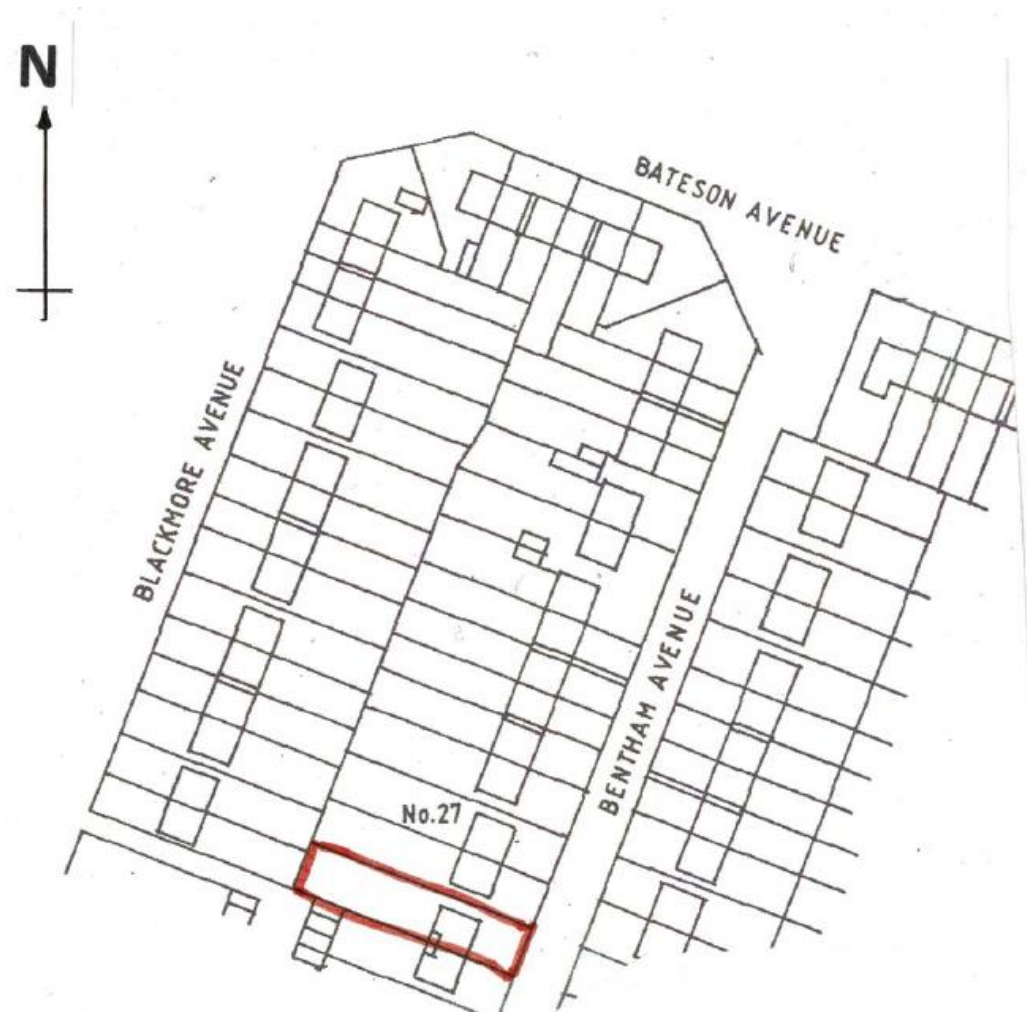
# ITEM 6a – PLAN/2019/1168

## 23 Bentham Avenue, Sheerwater, Woking.

Erection of part two storey, part single storey rear extension and conversion of existing dwelling (three bedroom) into x2 flats (Amended Description and Plans).

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# Location Plan – PLAN/2019/1168



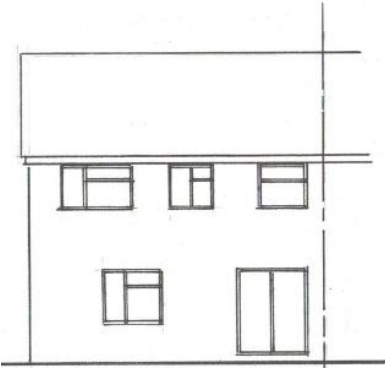


# Photographs – PLAN/2019/1168

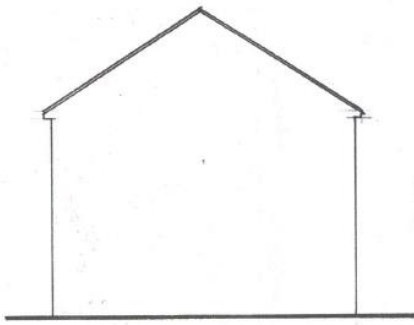


# Proposed Elevations – PLAN/2019/1168

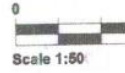
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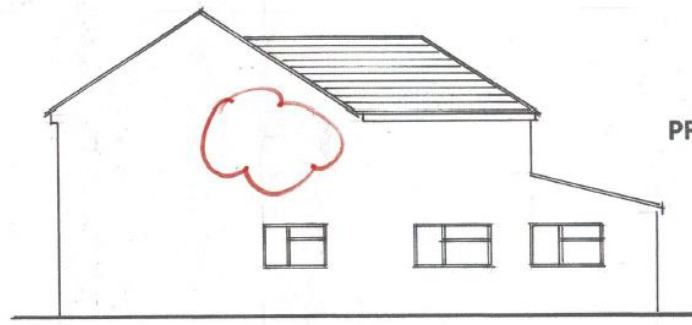
EXISTING REAR ELEVATION



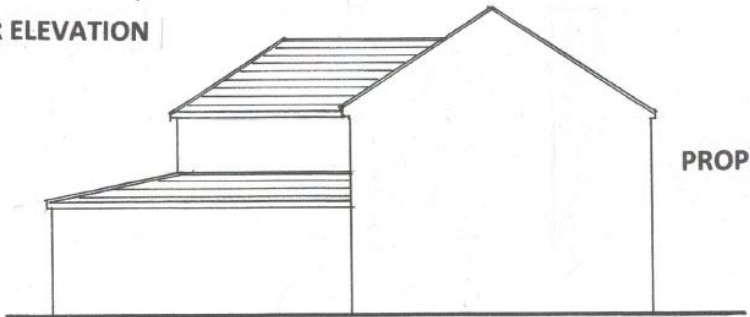
EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION





# Photographs – PLAN/2019/1168

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# Photographs – PLAN/2019/1168

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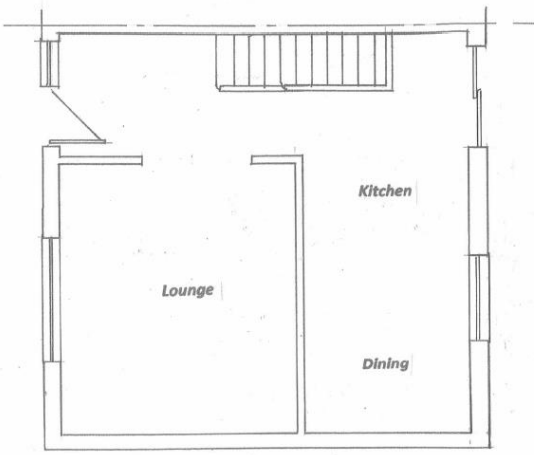
# Photographs – PLAN/2019/1168

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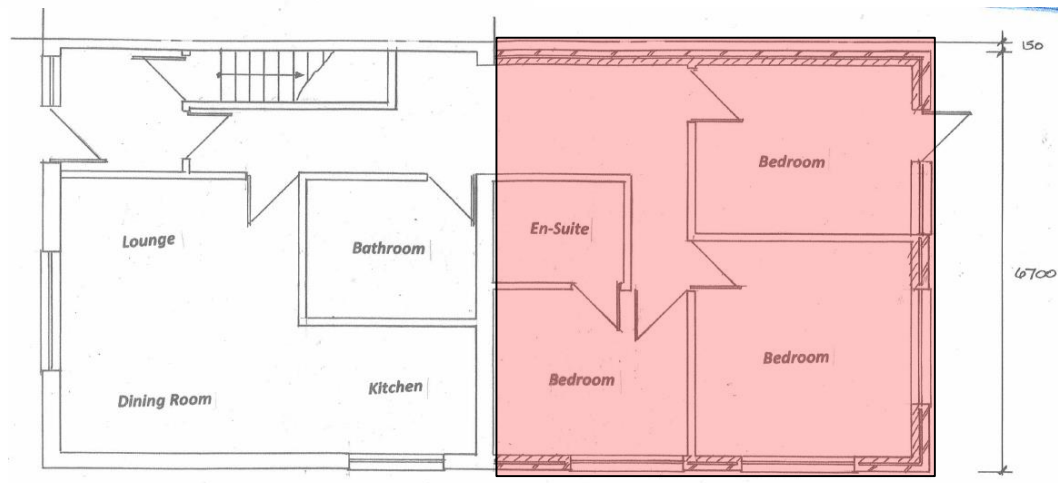


# Existing and Proposed Plans – PLAN/2019/1168

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EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

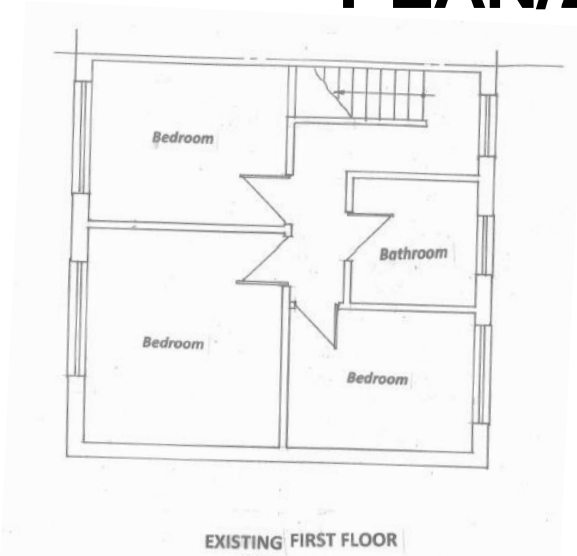
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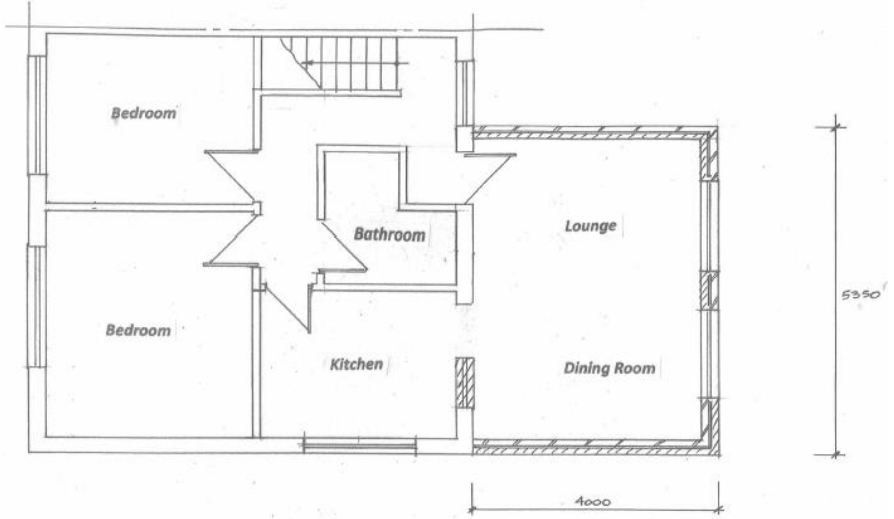
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# Existing and Proposed Plans – PLAN/2019/1168

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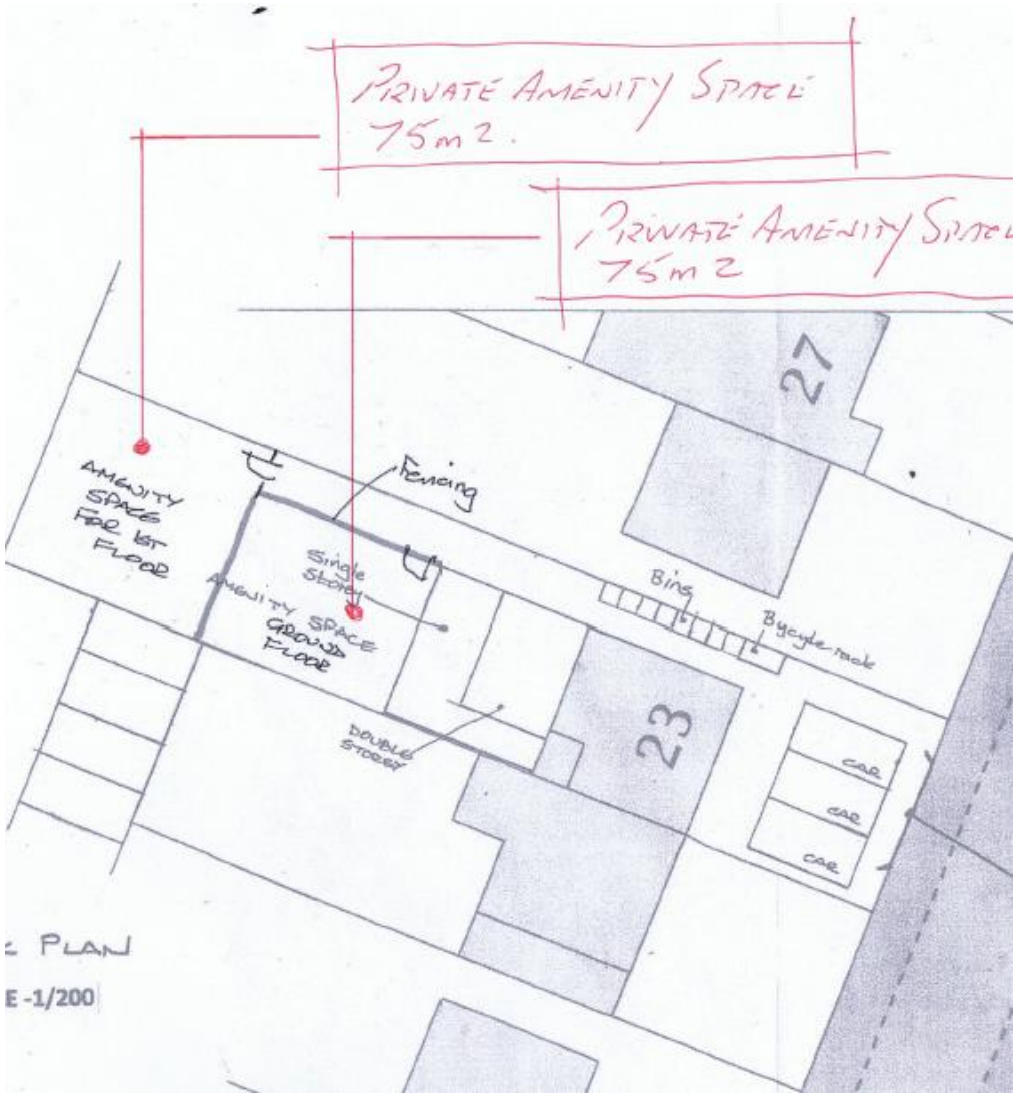
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

# Block Plan – PLAN/2019/1168

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# Adopted Policy and Supplementary Documents– PLAN/2019/1168

## Policy DM11 Development Management Policies DPD

### Dwelling sub-divisions

In addition to the 'General Criteria' above, the sub-division of dwellings of an appropriate size to two or more

dwellings will only be permitted where:

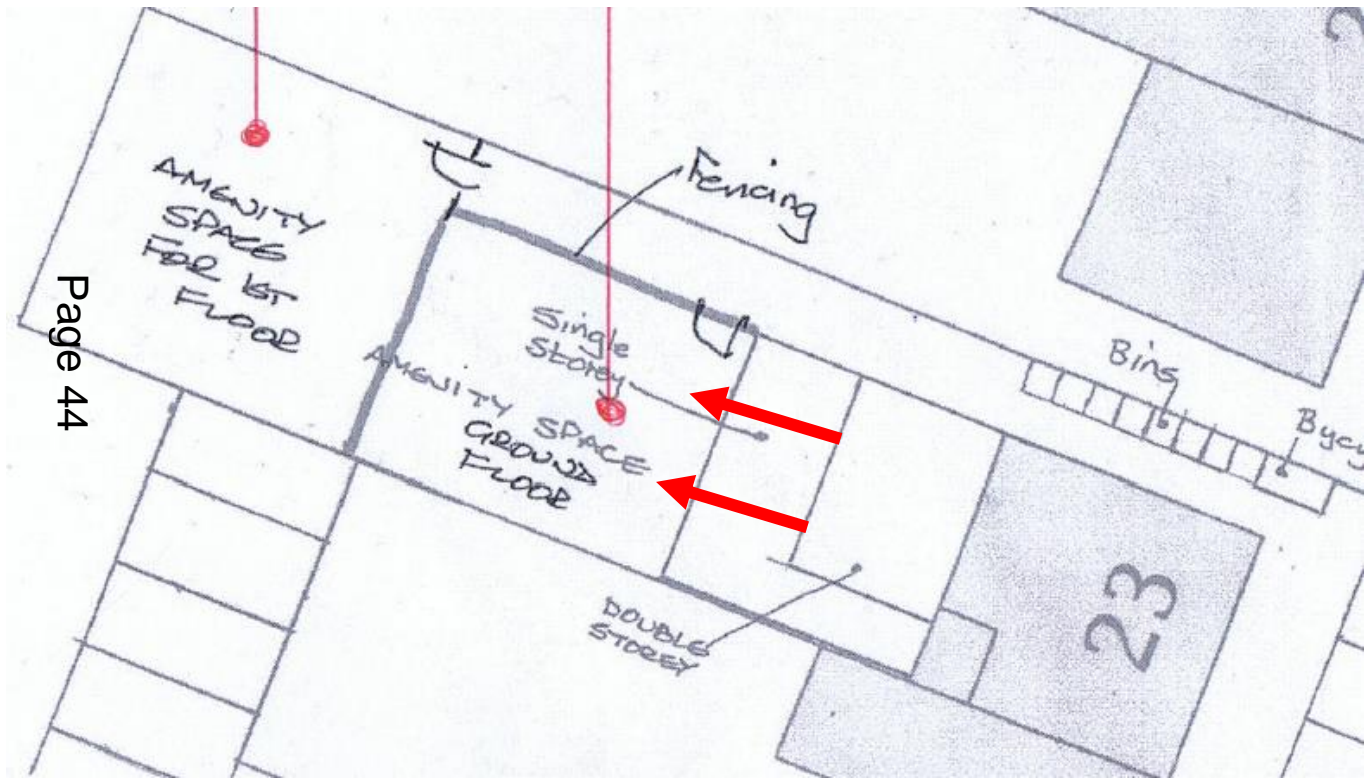
- (i) the proposal would not result in an overall loss of a family home; and
- (ii) each proposed dwelling has access to a suitable area of private amenity space.**

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## Supplementary Planning Document – Outlook, Amenity, Privacy and Daylight – Section 4

4.6 All dwellings designed for family accommodation...need to provide a suitable sunlit area of predominantly soft landscaped **private amenity space, appropriate in size and shape for the outdoor domestic and recreational** needs of the family it is intended to support.

# Block Plan – PLAN/2019/1168



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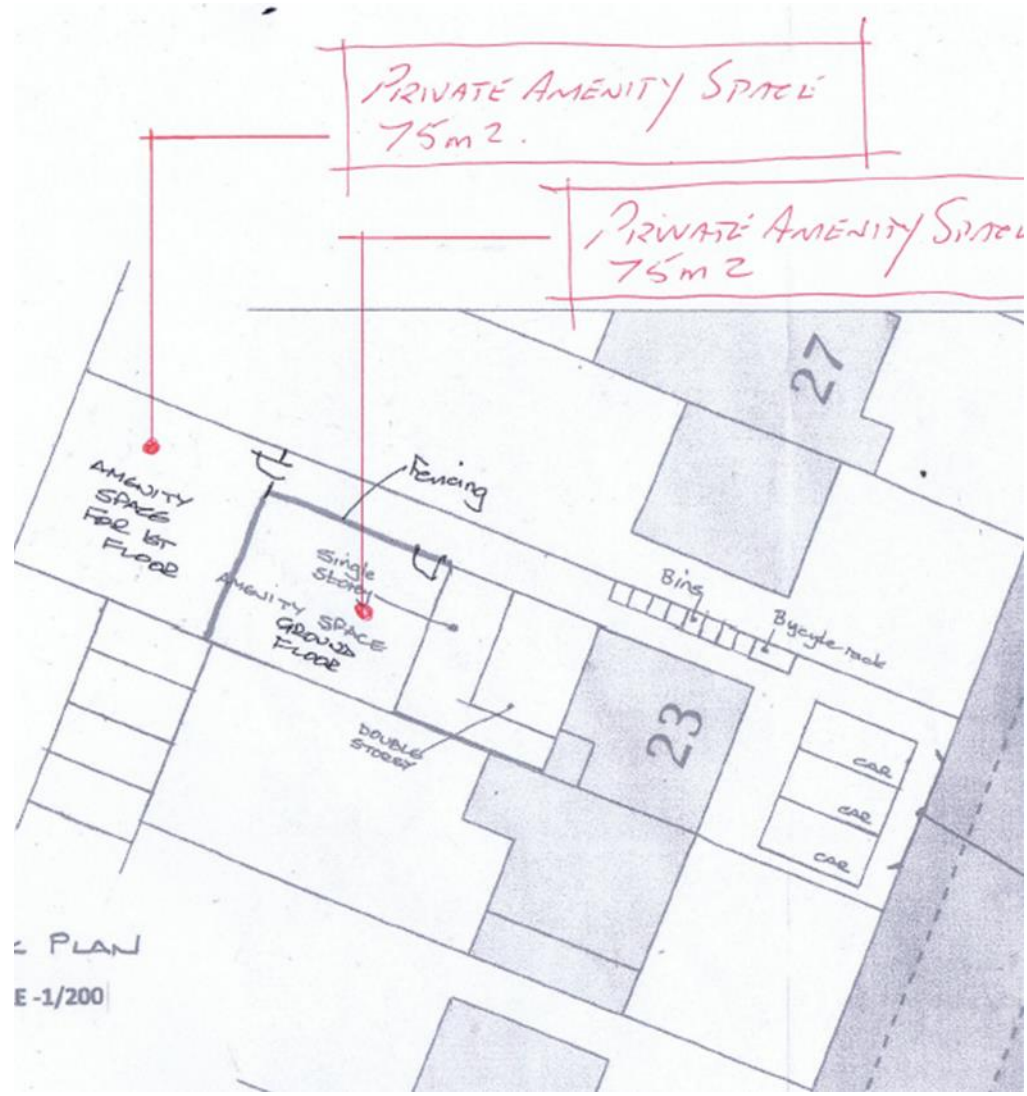


ROPOSED REAR ELEVATION



# Block Plan – PLAN/2019/1168

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# Units 1 And 2 Morris House, 34 Commercial Way, Woking

## PLAN/2020/1124

Change of use of existing Class E (Commercial, Business and Service) to Class F1 (Performance Arts Library) for Unit 1 and 2. Alterations to the front elevation and 2x illuminated signages panel across both units (amended description).



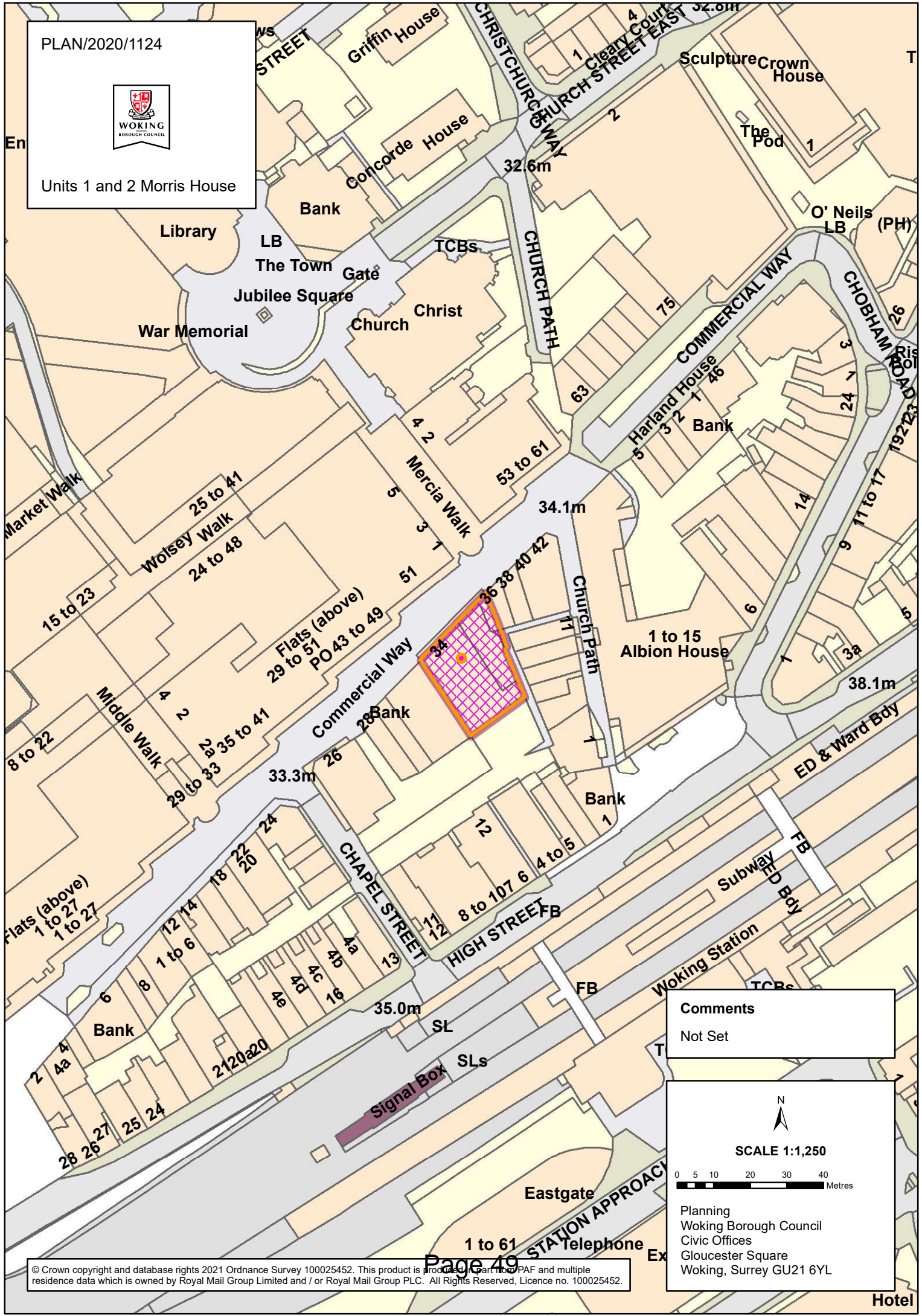




PLAN/2020/1124



Units 1 and 2 Morris House



Comments  
Not Set

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL



## 2 FEBRUARY 2021 PLANNING COMMITTEE

**6b PLAN/2020/1124**

**WARD:** Canalside

**LOCATION:** Units 1 and 2 Morris House, 34 Commercial Way, Woking, Surrey, GU21 6EN

**PROPOSAL:** Change of use of existing Class E (Commercial, Business and Service) to Class F1 (Performance Arts Library) for Unit 1 and 2. Alterations to the front elevation and 2x illuminated signage panels across both units (amended description).

**APPLICANT:** Mr Mark Welling

**OFFICER:** Emily Fitzpatrick

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### **REASON FOR REFERRAL TO COMMITTEE:**

The agent is a member of staff at Woking Borough Council for development of land in its ownership of which the Council proposes to grant to a 3<sup>rd</sup> party (the charity).

### **SUMMARY OF PROPOSED DEVELOPMENT**

The proposal is for a change of use from a retail until (Class E) to a Performance Arts Library (Class F1 Learning and non-residential institutions). Under the *Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020* this would constitute permitted development for a temporary period of three years. However this application seeks a permanent change and would therefore require planning permission.

The proposal would comprise of a public library run by NewSPAL (New Surrey Performing Arts Library). NewSPAL is a charity organisation and oversees the collection of performing arts materials, comprising of more than 206,000 items including orchestra sets, choir sets, play sets, chamber music, scores, books, CDs and DVDs covering all the performing arts (music, drama and dance). It is widely used by choirs, orchestras, theatre groups, students and teachers. The proposal would comprise of a specialist lending and reference library for a nationally important collection of materials relating to the performing arts.

The proposal would see the amalgamation of Unit 1 and 2 serving the ground floor. The ground floor would accommodate a seating/study/browsing area, reception/ work area, WCs, kitchen, book stands, stair lobby and escape lobby. Unit 1 and 2 would have a GIFA of 592sqm on the ground floor. Part of the first floor would serve both units and would comprise of a storage and ancillary area to accommodate the vast collection of materials. The GIFA of the first floor would be 169sqm. Both units would occupy the ground floor area and part of the first floor area which gives access to the rear external service area.

Betfred also has access to part of the first floor and there is no change to this area. The second floor of the building would be retained in office use.

External alterations are proposed to the front elevation (north). Alterations to the existing enclosed porch area to finish flush. Two illuminated signage panels are proposed to both units.

### **PLANNING STATUS**

- Primary Shopping Area
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Thames Basin Heaths SPA Zone B (400m-5km)

## 2 FEBRUARY 2021 PLANNING COMMITTEE

- Urban Areas
- Woking Town Centre
- Adjacent to Woking Town Centre Conservation Area

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

Morris House is a mid-terrace building located on the southern side of Commercial Way. The building is predominantly 3 storeys in height although there is an additional plant room on part of the roof of the building, making the building 4 storeys in this location. The application site is in close proximity to Woking Town Centre Conservation Area.

The rear of the building can be accessed for servicing via the service road from Chapel Street which serves the units fronting Commercial Way, Church Path and those fronting the High Street. The service road slopes upwards such that the service yard area for Morris House is at first floor level. Permission was granted in June 2017 for a change of use from A1 to A3 (Restaurant and cafes) prior to the *Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020* which saw Class A replaced with Class E from the 1 September 2020.

### **RELEVANT PLANNING HISTORY**

- PLAN/2018/1291- Change of use of part of the first floor from Class A3 (food and drink) to Class B1 (office) to enlarge the existing Class B1 (office) space and air conditioning unit to rear- Permitted 04.01.2019
- PLAN/2018/0361- Formation of external seating area to front of unit- Permitted 13.06.2018
- COND/2017/0083- Approval of details pursuant to condition 9 (external lighting) of PLAN/2017/0500 (Change of use of existing Class A1 (Retail) Unit to 2 no. Class A3 (Restaurant and cafes), improvements to Morris House office entrance, replacement windows to first & second floors, new render to building facades, new shopfronts to each proposed unit and replacement of rear door.)- Permitted 14.08.2017
- PLAN/2017/0500- Change of use of existing Class A1 (retail) Unit to 2no. Class A3 (Restaurant and cafes), improvements to Morris House office entrance, replacement windows to first & second floors, new render to building facades, new shopfronts to each proposed unit and replacement of rear dormer- Permitted 28.06.2017

### **CONSULTATIONS**

- **Environmental Health:** No objection.

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (2019):



## 2 FEBRUARY 2021 PLANNING COMMITTEE

Section 2 – Achieving Sustainable Development  
Section 7- Ensuring the vitality of town centres  
Section 8- Promoting healthy and safe communities  
Section 9- Promoting sustainable transport  
Section 12- Achieving well-designed places

### Woking Core Strategy (2012):

CS2- Woking Town Centre  
CS18- Transport and accessibility  
CS19- Social and community infrastructure  
CS20- Heritage  
CS21- Design  
CS24- Woking's landscape and townscape  
CS25- Presumption in favour of sustainable development

### Woking Development Management Policies Development Plan Document (2016):

DM7- Noise and light pollution  
DM16- Servicing Development  
DM17- Public realm  
DM18- Advertising and signs  
DM19- Shopfronts  
DM20- Heritage assets and their setting

### Supplementary Planning Documents (SPDs):

Parking Standards SPD (2018)  
Woking Design (2015)

## **PLANNING ISSUES**

1. The main issues to be considered in the determination of this application are the principle of the change of use, the visual impact of the proposed external alterations, impact on residential amenities and impact on highway safety.

### Principle of development

2. The NPPF (2019) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. Policy CS2 of the Core Strategy recognises the town centre as the primary centre for economic development and that new development should deliver high quality, well designed public spaces and buildings, which make efficient use of land, contribute to the functionality of the centre and add to its attractiveness and competitiveness.
3. Policy CS2 states that *'the town centre will also be the preferred location for other town centre uses as defined in the Glossary including hotel and cultural and entertainment facilities. Proposals for such uses will be permitted where it can be demonstrated there is a need for the development and the proposals deliver the objectives of the Core Strategy and do not undermine the delivery of the specific proposals set out above'*.
4. Objective 1 enables a **diverse range of development** such as offices, housing, shops, leisure and cultural facilities in Woking Town Centre to enable its status as a centre of regional significance to be maintained. Development will be of high quality and high density to create an attractive environment for people to live, do business and visit.

## 2 FEBRUARY 2021 PLANNING COMMITTEE

5. Objective 2 enables **attractive and sustainable development** of the **district and local centres** to provide convenient access to everyday shops and local services, local community facilities, parks and open spaces.
6. The proposal would comply with the above objectives taken from the Core Strategy (2012). The ground floor retail unit is currently vacant and whilst the proposal would result in the loss of this Class E (Commercial, Business and Service) unit, it is noted that there are a large number of Class E (shop, food and drink) units within the town centre as a whole (particularly the shopping centres). Given the current circumstances at the time of writing; the Covid-19 pandemic causing a series of long-term closures of non-essential retail and a recession demand for Class E (shops, food and drink) units has drastically fallen. The proposal would aid in the future recovery of the high street post Covid-19. The proposal would re-vitalise a vacant unit by virtue of the proposed intended use, a cultural facility in the town centre. Town centres need a variety of uses to support their overall function as a shopping destination and to improve their attractiveness and competitiveness. The change of this unit from Class E to Class F, a performing arts library is considered to support the primary shopping function and support the vitality and viability of this part of the town centre. Furthermore, Policy CS19 supports the provision of new community facilities in locations well served by public transport, pedestrian and cycle infrastructure which the proposal will achieve. The proposal is therefore considered to be acceptable in principle and would comply with Policies CS2 and CS19 of the Core Strategy and the policies in the NPPF.

### Visual impact of the area

7. One of the core principles of planning as identified in the NPPF is securing high quality design. Policy CS21 of the Core Strategy states that *“proposals for new development should...respect and make a positive contribution to the street scene and character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land”*.
8. Policy DM17 of the Development Plan Document (DPD) states that *“development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identify and encourages appropriate levels of activity and social interaction”*. Furthermore *“proposals for new development which impact upon the public realm should pay regard to the principles set out in the Woking Design SPD, and (i) ensure schemes, provide for or contribute towards an appropriate range of public realm features, including spill-out spaces for trade, events, relaxation and recreation”*.
9. The application site has seen modern alterations to the exterior with dark grey fenestration. The proposal would see alterations to the existing two glazed enclosed porch area to finish flush. The shopfronts would remain as existing, open street-facing windows. This would accommodate small performing arts groups to stage informal events (musical recitals, readings) within the library space but acceptable to passers-by in Commercial Way, contributing to the diversity of activity in the town centre.
10. The proposal would see the installation of two illuminated signage panels across both units advertising the proposed library and entrance along the front elevation. The proposed signage would be adjacent to existing illuminated fascia signage panels on either side of both units and therefore signage in this location would not appear out of

## 2 FEBRUARY 2021 PLANNING COMMITTEE

character with the commercial Town Centre context, although the detailed design of the signage applied to these panels would need to be subject to a separate application for Advert Consent.

11. Given the minimal changes to the front elevation of the building and the nature of the service area at the rear of the site, it is considered that the proposed development would not have an adverse impact on the setting of the nearby Woking Town Centre Conservation Area.
12. The proposal is therefore considered to comply with Policies CS20, CS21 and CS24 of the Core Strategy, Policies DM17, DM18, DM19 and DM20 of the DM Policies DPD, Woking Design SPD and the NPPF.

### Impact upon neighbouring amenity

13. Policy CS21 of the Core Strategy advises that *“proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impacts”*. The site is located within Woking Town Centre with existing restaurants and late-opening drinking establishments, shops and professional services nearby. The nearest residential occupiers are those on the other side of Commercial Way, although these occupiers are not located immediately opposite the application site.
14. Environmental Health have been consulted and comments as follows; there are no adverse comments/ concerns to raise on Environmental Health grounds. Given the proposal would accommodate a specialist lending and reference library and small scale events for public display, the operating hours of the proposal would not be considerably late into the night, and any breakout noise would be less than that of other nearby establishments, it is not, therefore, considered necessary to limit the opening hours through the planning process.
15. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM7 of the DM Policies DPD and the policies in the NPPF.

### Impact upon highway safety

16. Policy CS18 of the Core Strategy states that *“The Council is committed to developing a well-integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities, and minimises impacts on biodiversity. This will be achieved by the following steps: locating most new development in the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling to minimise the need to travel and distance modes”*.
17. Furthermore Policy CS19 states that *“The Council will work with its partners to provide accessible and sustainable social and community infrastructure to support growth in the Borough. The provision of new community facilities will be encouraged in locations well served by public transport, pedestrian and cycle infrastructure”*.
18. The site is located within a highly sustainable location in terms of access to various modes of transport. Whilst individual visitors to the library are likely to be mainly from Surrey and the surrounding areas, there is scope for the catchment area to go beyond this region. The railway station, bus stops and cycle parking facilities are all within close proximity to the site. The proposal does not include any car parking and staff will be able to utilise the town centre car parks for parking. Cycle stands sit in close

## 2 FEBRUARY 2021 PLANNING COMMITTEE

proximity to the front elevation of the site as existing, with further cycle stands to the rear of the application site. The proposal is unlikely to exacerbate any existing on-street parking problems due to the availability of various modes of transport and the existing parking controls in the locality.

19. Policy DM16 of the DM Policies DPD relates to servicing and in this regard there is an existing service area for loading/unloading at the rear of the site. Given the elevated nature of the service area at the rear of the site the proposed library would have a first floor area within the building which would enable ease of access to the proposed storage and ancillary area for library materials. The servicing area would also be able to accommodate any bin storage requirements. The proposal therefore complies with Policies CS18 and CS19 of the Woking Core Strategy, Policy DM16 of the DM Policies DPD and the policies in the NPPF.

### **LOCAL FINANCE CONSIDERATIONS**

20. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. As the proposal relates to a change of use application for which no additional floorspace is proposed, the proposal is not CIL chargeable development.

### **CONCLUSION**

21. Overall the proposal is considered to be acceptable in this town centre location and would make a positive contribution to the vitality and viability of this town centre. The proposed use would further stimulate and diversify the high street in light of the current Covid-19 pandemic and planning for the recovery. The proposal would contribute to the setting of the nearby Woking Town Centre Conservation Area by virtue of the modest alterations proposed. The proposal would have an acceptable impact on neighbouring amenity and highway safety. The proposals are considered to comply with Policies CS2, CS18, CS19, CS20, CS21, CS24 and CS25 of the Woking Core Strategy (2012), Policies DM7, DM16, DM17, DM18, DM19 and DM20 of the DM Policies DPD (2016), Supplementary Planning Documents Woking Design (2014) and Parking Standards (2018) and also the policies in the NPPF. It is therefore recommended that planning permission is granted subject to the recommended conditions as set out below.

### **BACKGROUND PAPERS**

1. Site visit photographs received 08.01.2021
2. Consultation responses

### **RECOMMENDATION**

PERMIT subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

DWG No: 712-P001 Existing Block & Site Location Plan received 8 December 2020  
DWG No: 712-P002 Existing Ground Floor Layout received 8 December 2020  
DWG No: 712-P003 Proposed Ground Floor Layout received 8 December 2020  
DWG No: 712-P004 Existing First Floor Layout received 8 December 2020  
DWG No: 712-P005 Proposed First Floor Layout received 8 December 2020  
DWG No: 712-P006 Existing Second Floor Layout received 8 December 2020  
DWG No: 712-P007 Existing Roof Plan received 8 December 2020  
DWG No: 712-P008 Existing and Proposed Front Elevation received 12 January 2021  
DWG No: 712-P009 Existing Rear & Side Elevations received 8 January 2021

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

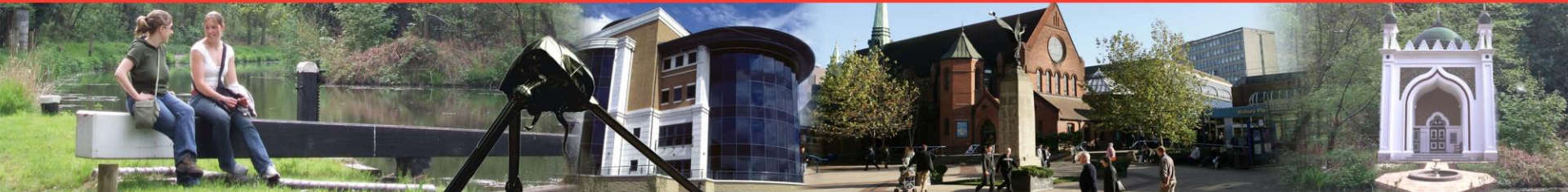
3. The external finishes of the development hereby permitted shall be as set out on Section 9 of the application form and on the approved drawings.

Reason: To protect the visual amenities of the area.

### **Informatives**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).
2. The applicant is reminded that prior to the implementation and installation of 2x illuminated signage panels hereby permitted Advertisement Consent must be obtained.





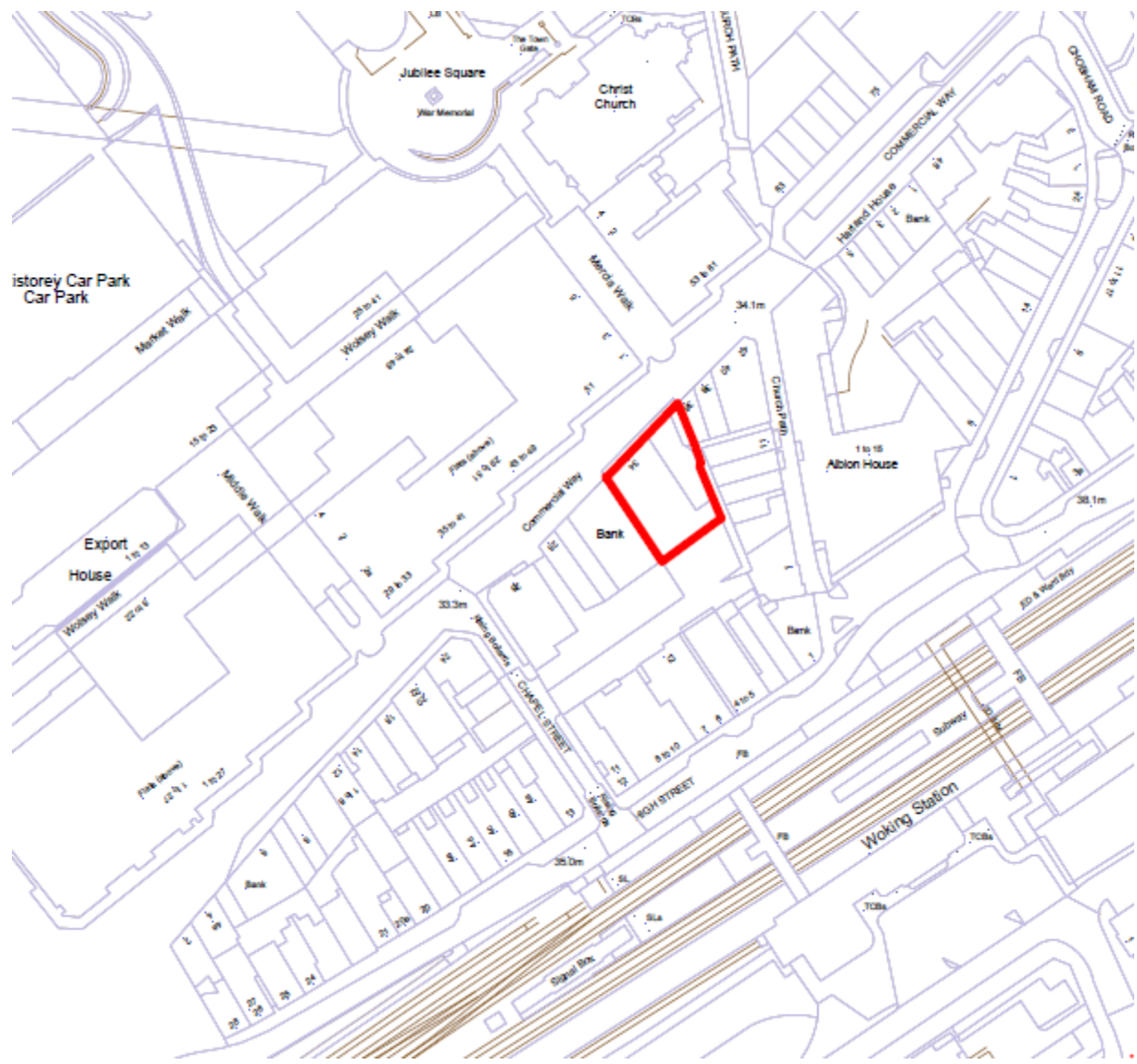
## ITEM 6b – PLAN/2020/1124

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### Units 1 and 2 Morris House, 34 Commercial Way, Woking.

Change of use of existing Class E (Commercial, Business and Service) to Class F1 (Performance Arts Library) for Unit 1 and 2. Alterations to the front elevation and 2x illuminated signage panels across both units (amended description).

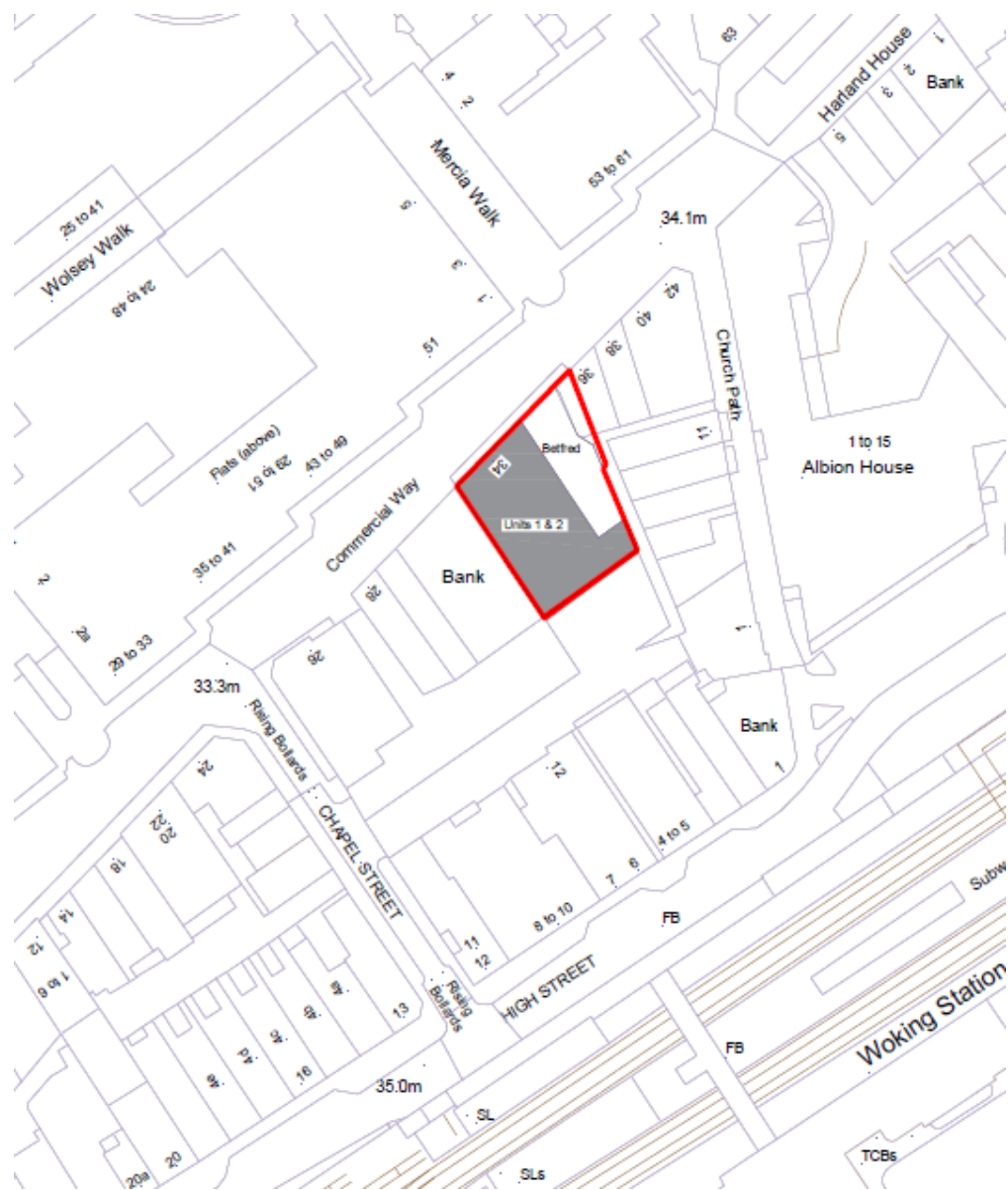
# Location Plan – PLAN/2020/1124





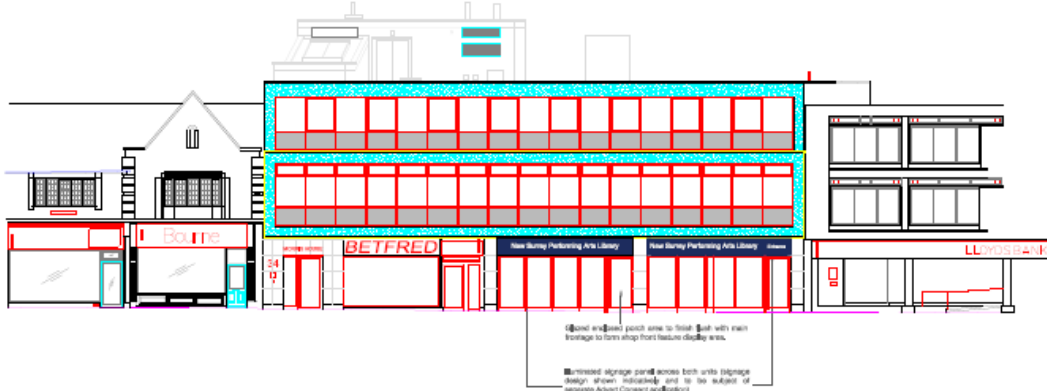
# Block Plan – PLAN/2020/1124

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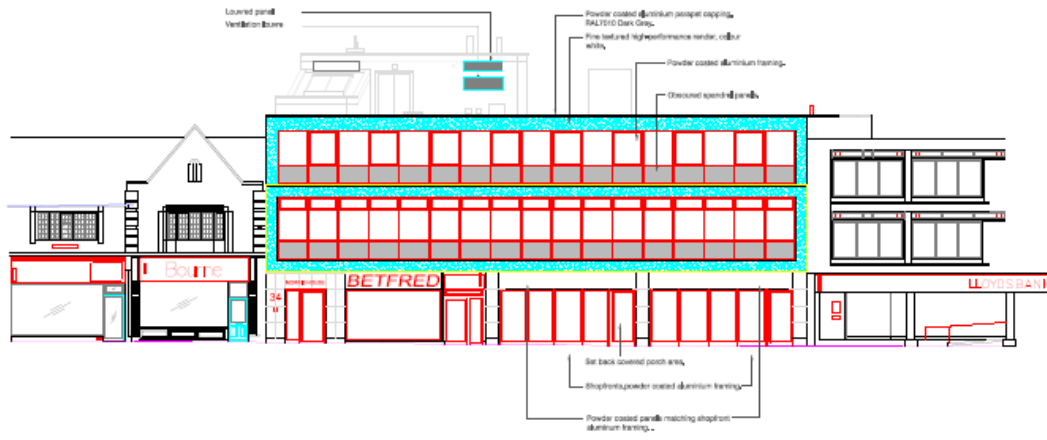


# Existing and Proposed Elevations – PLAN/2020/1124

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Proposed Front Elevation (North – Facing Commercial Way)

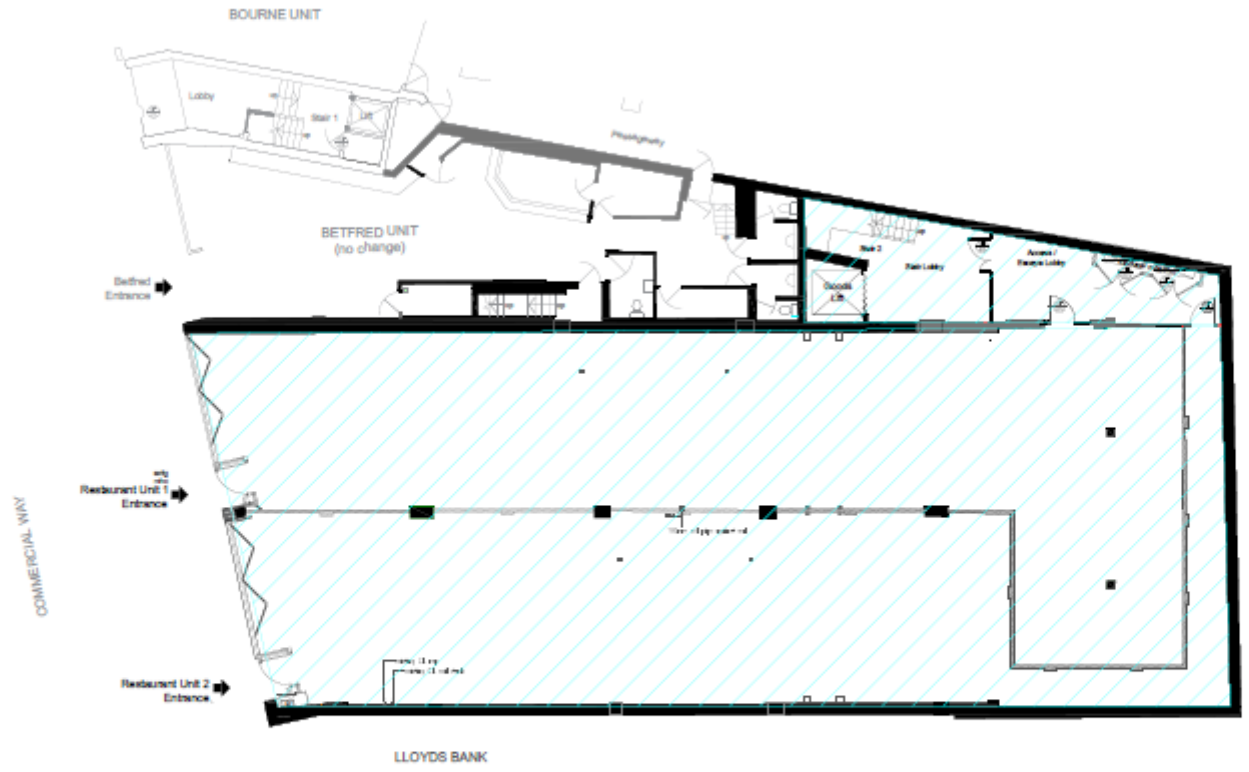


Existing Front Elevation (North – Facing Commercial Way)



# Existing Ground Floor Plan – PLAN/2020/1124

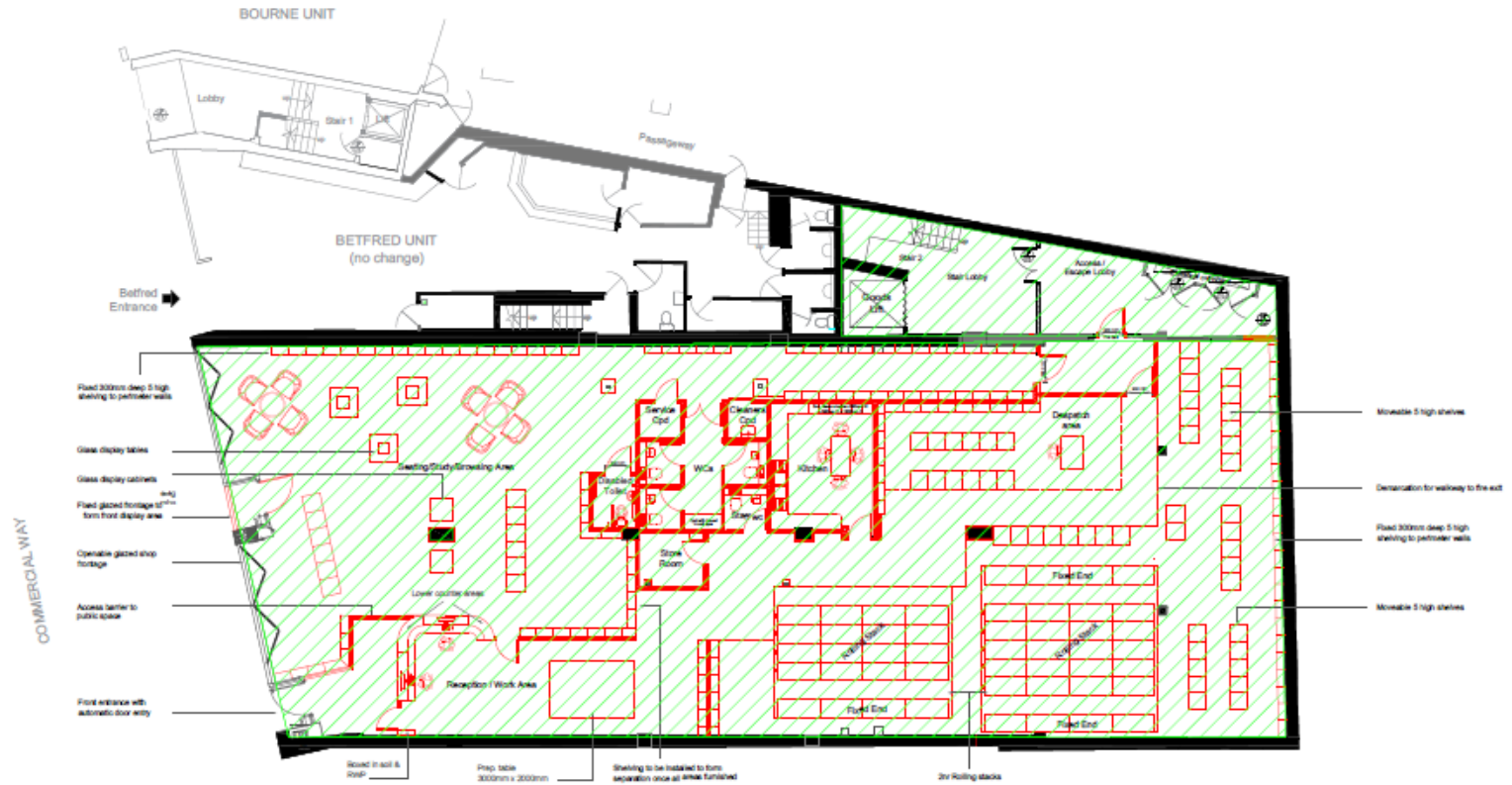
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Existing Ground Floor

# Proposed Ground Floor Plan- PLAN/2020/1124

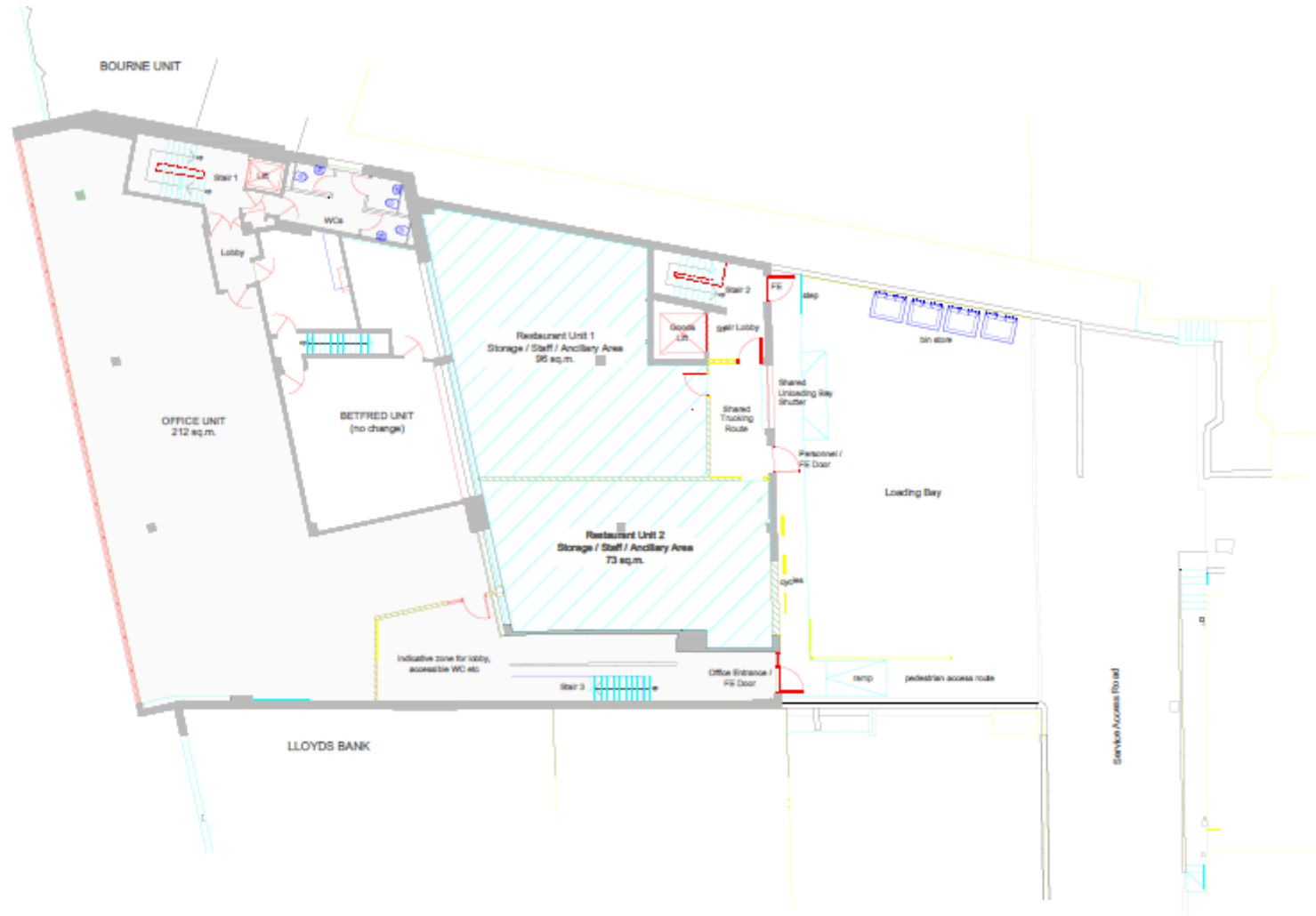
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Proposed Ground Floor

# Existing First Floor Plan – PLAN/2020/1124

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Existing First Floor

# Proposed First Floor Plan – PLAN/2020/1124

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Proposed First Floor



# Photos – PLAN/2020/1124

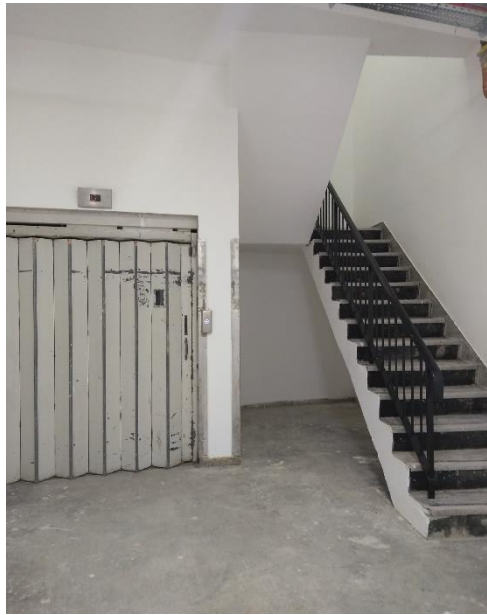
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# Photos – PLAN/2020/1124

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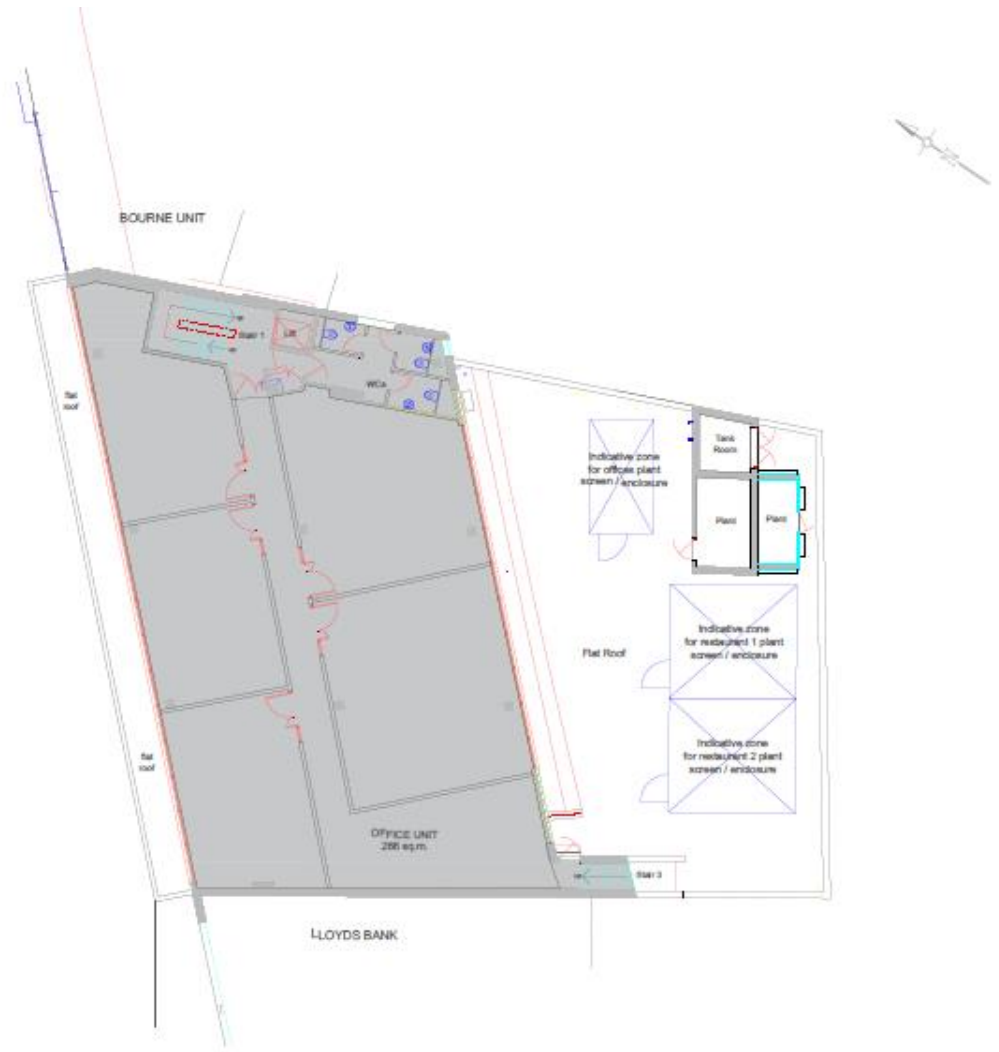
# Photos - PLAN/2020/1124

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# Existing Second Floor Plan – PLAN/2020/1124

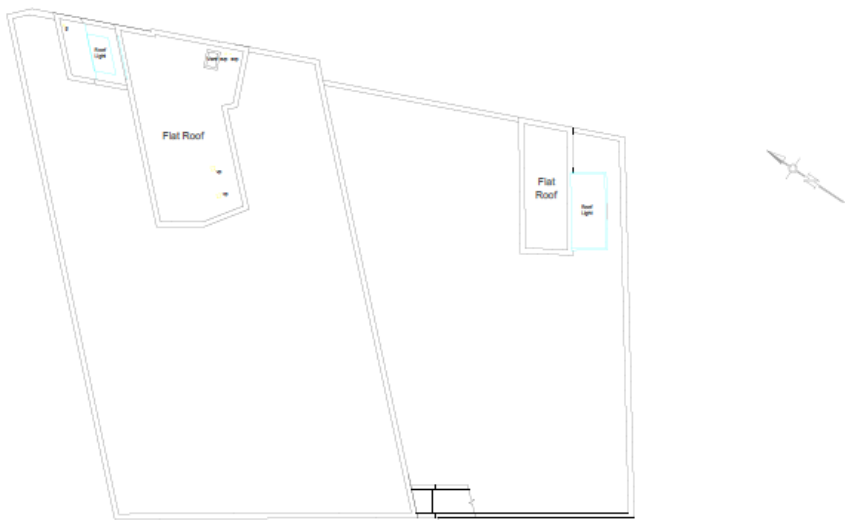
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Existing Second Floor

# Existing Roof Plan – PLAN/2020/1124

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Existing Upper Roof Plan



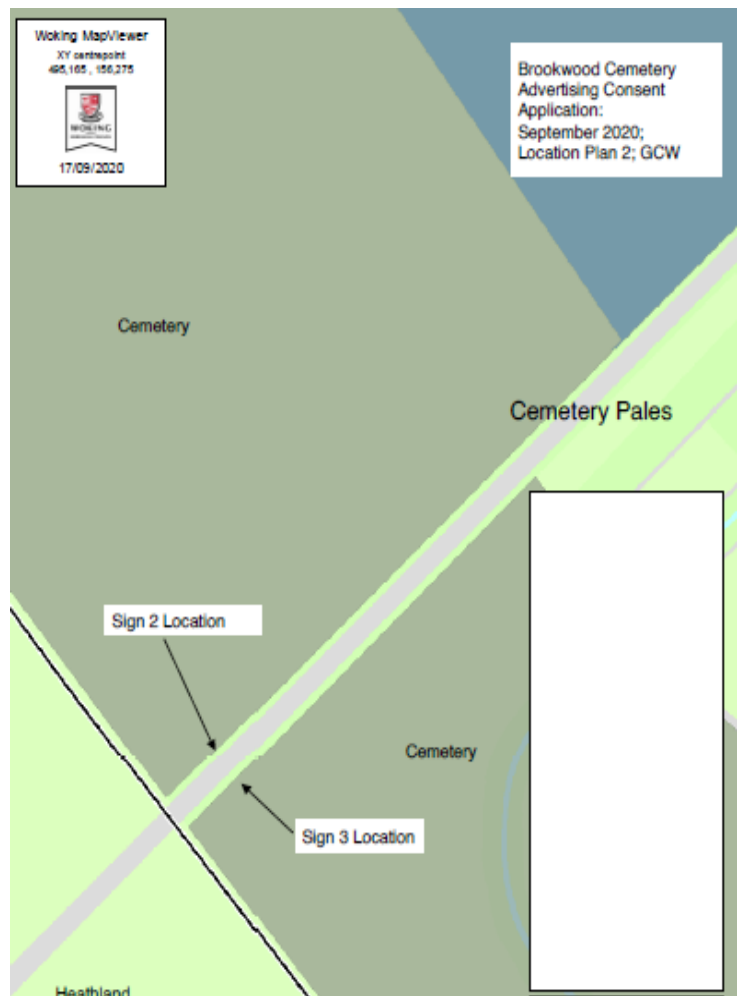
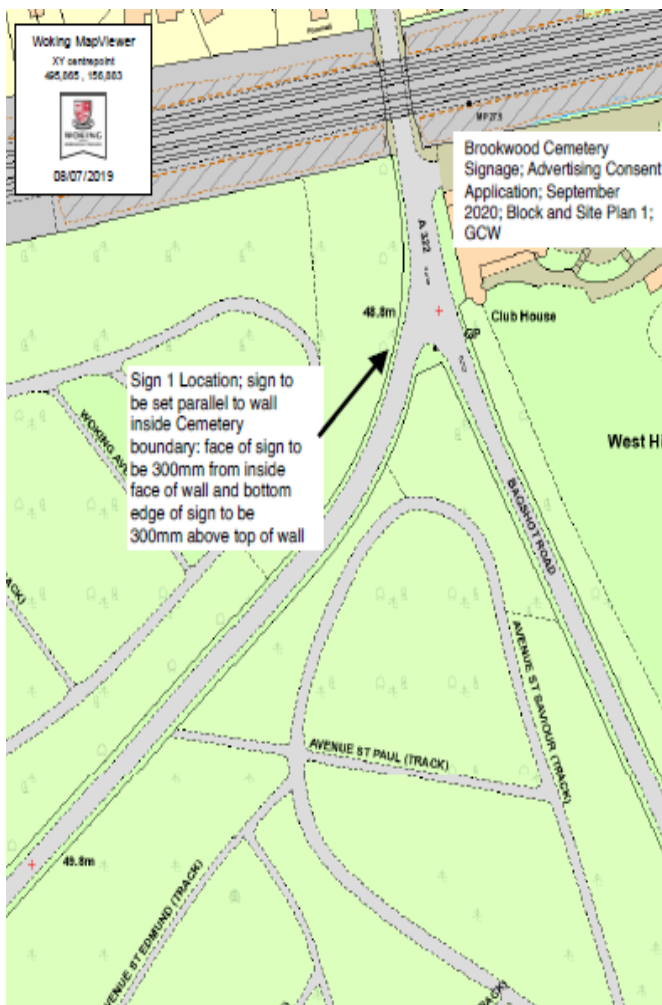
Existing Roof Plan



# Glades House, Cemetery Pales, Brookwood, Woking

## PLAN/2020/0805

Display of 3no. non-illuminated signs at Cemetery Pales advertising presence of Brookwood Cemetery



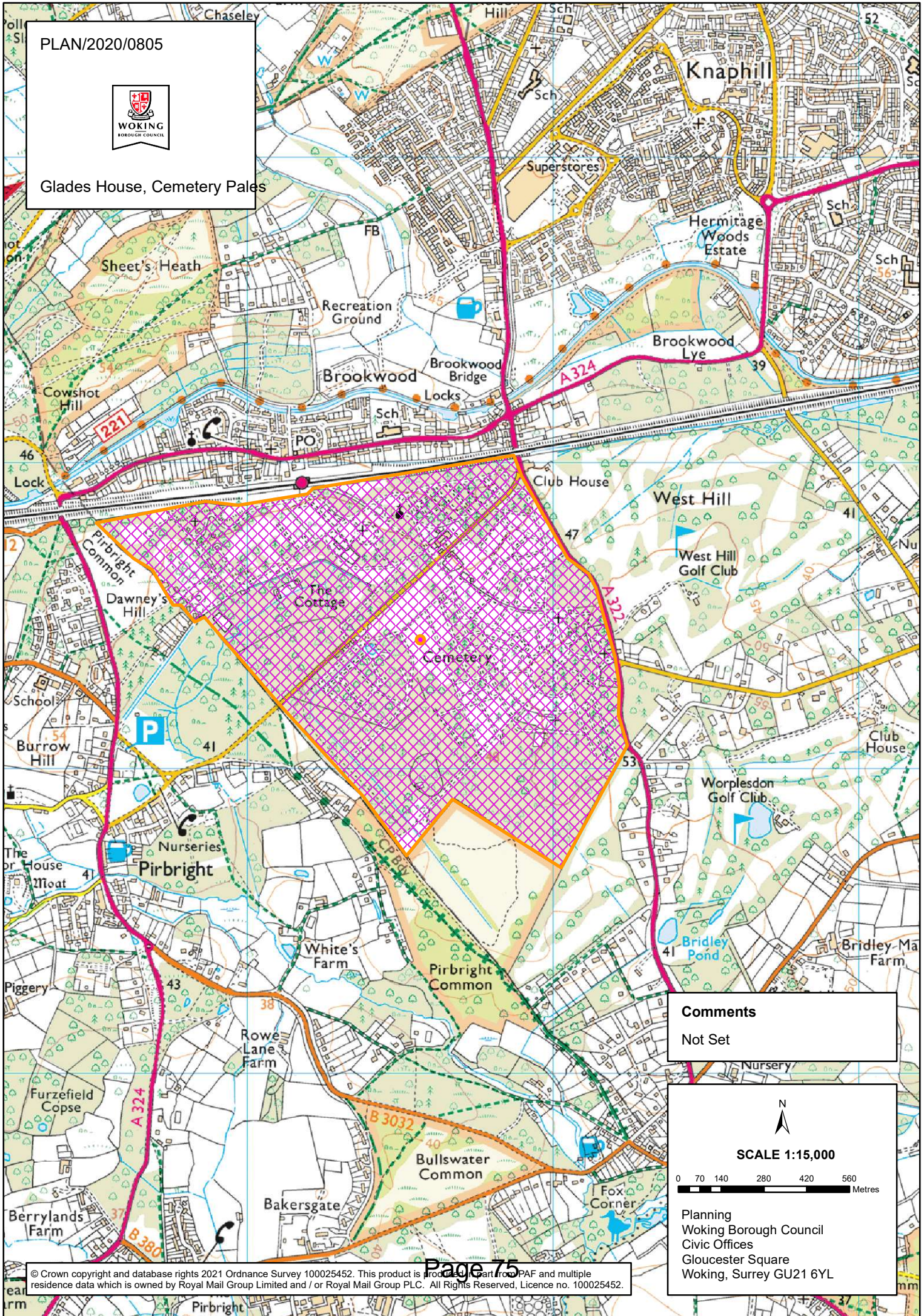




PLAN/2020/0805



Glades House, Cemetery Pales



**Comments**  
Not Set

N

**SCALE 1:15,000**

0 70 140 280 420 560 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL





## 2 FEBRUARY 2021 PLANNING COMMITTEE

6C PLAN/2020/0805

WARD: HE

**LOCATION:** Glades House Cemetery Pales Brookwood

**PROPOSAL:** Display of 3no. non-illuminated signs at Cemetery Pales advertising presence of Brookwood Cemetery

**APPLICANT:** Mrs Avril Kirby

**OFFICER:** Gillian Fensome

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### **REASON FOR REFERRAL TO COMMITTEE:**

The application is referred to Committee as the applicant company is Brookwood Cemetery Limited, which is one of the Companies where 50% or more is owned by Woking Borough Council and is excluded from decision under delegated powers.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The proposal seeks Advertisement Consent to display three non-illuminated signs to advertise the presence of Brookwood Cemetery which is a Grade 1 Listed Park and Garden to be visible from the highway on Cemetery Pales. They are to be erected to assist in achieving the aims of the Council approved restoration master plan for the Cemetery. All three signs are to be to the same design and specifications.

### **PLANNING STATUS**

- Thames Basin Heaths SPA Zone B (400m-5km)
- Tree Preservation Zone Area
- Green Belt
- Conservation Area
- Listed park/garden

### **RECOMMENDATION**

GRANT Advertisement Consent.

### **SITE DESCRIPTION**

The application site is a Cemetery and Grade 1 Listed Park located in a Green belt area of Woking. Brookwood Cemetery is also a Conservation Area and is in a Tree Preservation Order area. The site has the road Cemetery Pales running through it, which runs from Bagshot Road towards Pirbright.

### **RELEVANT PLANNING HISTORY**

- PLAN/2019/0693 Advertisement consent for one sign to replace existing sign advertising presence of Cemetery which is a Grade 1 Listed Park and Garden visible from highway. Two new signs to advertise the above. Permitted

### **CONSULTATIONS**

## 2 FEBRUARY 2021 PLANNING COMMITTEE

SCC Highways: no objection. "The Highways Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements."

WBC Aboricultural Officer: no objection, following receipt of a Trees Method Statement provided by Ward Associates received by the LPA on 23 November 2020.

WBC Conservation Officer: no objection. "The signs are modest in scale and are of a sensitive design and colour. They are informative, rather than of advertising intent. In my view they enhance the character of the conservation area and any heritage assets in the vicinity. I have no adverse comments".

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (2019):

- Section 12 - Achieving well-designed places
- Section 13: Green belt area
- Section 16: Conserving and enhancing the historic environment

#### Woking Core Strategy (2012):

- CS9: Green Belt
- CS20: Heritage and Conservation
- CS21 - Design

#### Development Management Policies Development Plan Document (2016):

- DM2: Trees and Landscaping
- DM18 - Advertising and signs

#### Supplementary Planning Documents:

- Woking Design (2015)

#### Other material considerations:

Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990

### **PLANNING ISSUES**

1. The proposal is for Advertisement Consent and as such, the only issues for consideration are the potential impacts on amenity and public safety in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations (2007) (as amended).

#### Impact on Visual Amenity:

## 2 FEBRUARY 2021 PLANNING COMMITTEE

2. Policy DM18 'Advertising and Signs' of the Development Management Policies DPD (2016) states that "*proposals for outdoor advertising will be considered having regard to its effect on the: (i) appearance of the building or on the visual amenity in the immediate neighbourhood where it is displayed; and (ii) safe use and operation of any form of traffic or transport on land (such as pedestrians), on or over water, or in the air*" whilst Section 12 of the National Planning Policy Framework (2019) states that "*the quality and character of places can suffer when advertisements are poorly sited and designed*".
3. The proposed signs are to be identical in design to each other. Each will be 2.6 metres from the ground, 1.2 metres in height, 2.4 metres in width and 0.1 metres in depth. Sign 1 is to be located opposite an existing sign, near the junction between Cemetery Pales and Bagshot Road and signs 2 and 3 are to be located at the western end of Cemetery Pales, opposite each other. None of the signs are to be illuminated.
4. The application was accompanied by a drawing of what is to be displayed which includes the Brookwood Cemetery name with white text against a predominately black background with elements of colour. Taking into account also the comments of the Conservation Officer, the advertisements are considered visually acceptable.
5. The proposals are considered to comply with policy DM18 of the Development Management Policies Development Plan Document (2016).
6. In making this assessment, regard has been had to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, it is concluded that the adverts would preserve the character of the Conservation Area and the listed park. The proposed advertisements are therefore considered to have an acceptable impact on the visual amenities of the area.

### Impact on Neighbouring Amenity:

7. There are no residential neighbours in close proximity to the proposed advertisements which would be unduly impacted upon by the proposal and no illumination is proposed. The proposal is therefore considered to have an acceptable impact on neighbouring amenity.

### Impact upon public safety:

8. The proposed signs are to be sited at a similar height to existing signs and they will be the same size as existing signs.
9. The County Highways Authority was consulted and considered that there would be no material impact on public safety or the operation of the adjoining highways from the proposals.

### **CONCLUSION**

10. The proposed advertisements are considered to have an acceptable impact on amenity and public safety. The proposal therefore accords with policy CS21 of the Woking Core Strategy (2012), policy DM18 of the Development Management Policies Development Plan Document (2016), Supplementary Planning Document Woking Design (2015) and the National Planning Policy Framework (2019) and is recommended for approval. In considering this application the Council has given regard to the provisions of the development plan, so far as material to the application and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the development plan of the area.

**BACKGROUND PAPERS**

1. Photographs provided by the applicant
2. Consultation responses
3. Conservation area site and press notices

**RECOMMENDATION**

Grant Advertisement Consent subject to the following conditions:

01. This consent shall be limited to a five year period from the date of the permission.

Reason: To accord with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

02. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

Block and site plan received 17.09.2020  
Block and site plan 2 received 17.09.2020  
Location plan 1 received 17.09.2020  
Location plan 2 received 17.09.2020  
Location plan received 06.10.2020  
Advertising sign design received 17.09.2020

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

03. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

04. No advertisement shall be sited or displayed so as to -

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To comply with Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007

05. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

06. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

## 2 FEBRUARY 2021 PLANNING COMMITTEE

Reason: To comply with Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

07. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007

### **Informatives**

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).
02. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.
03. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority.







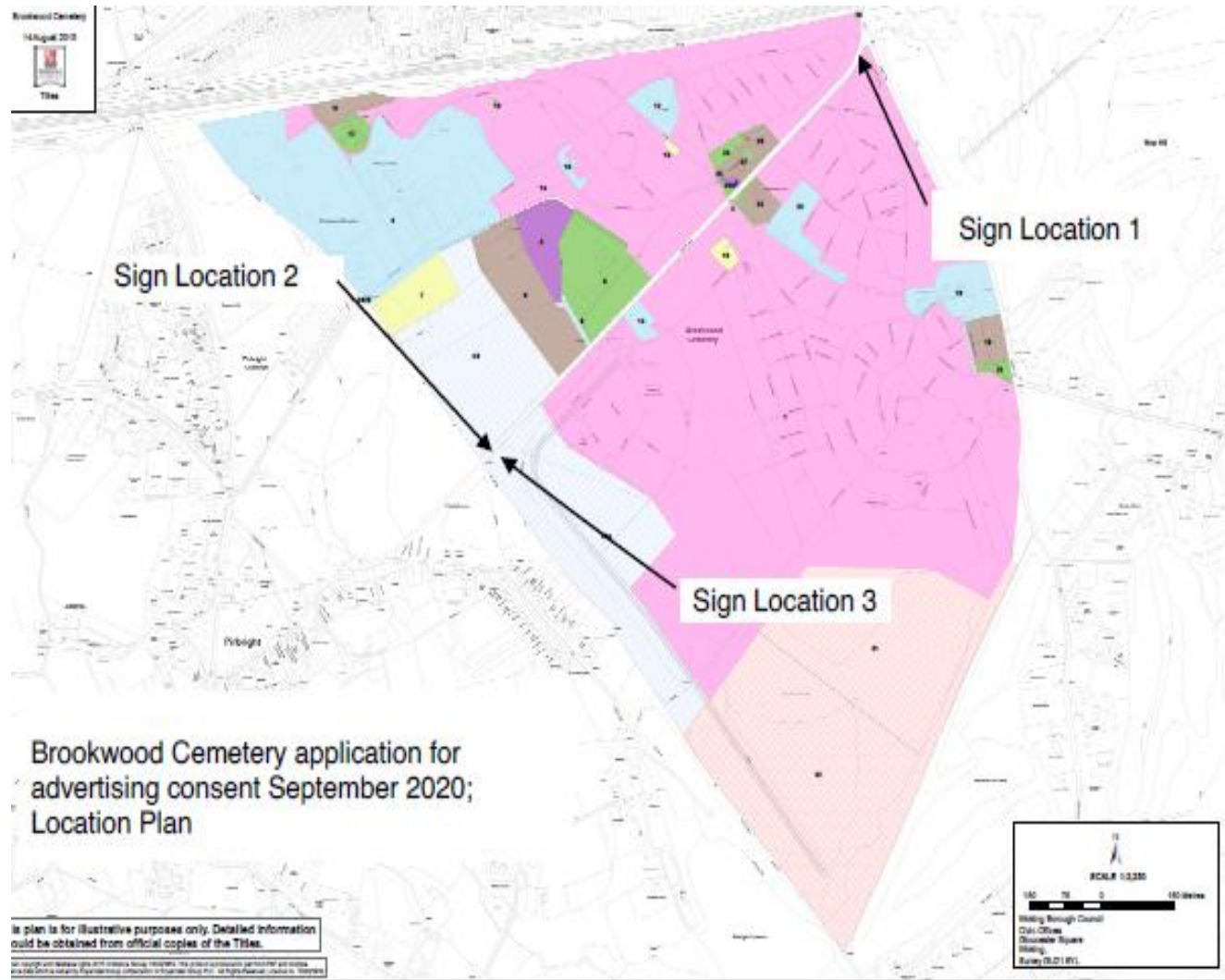
# ITEM 6c – PLAN/2020/0805

## Glades House, Cemetery Pales, Brookwood, Woking

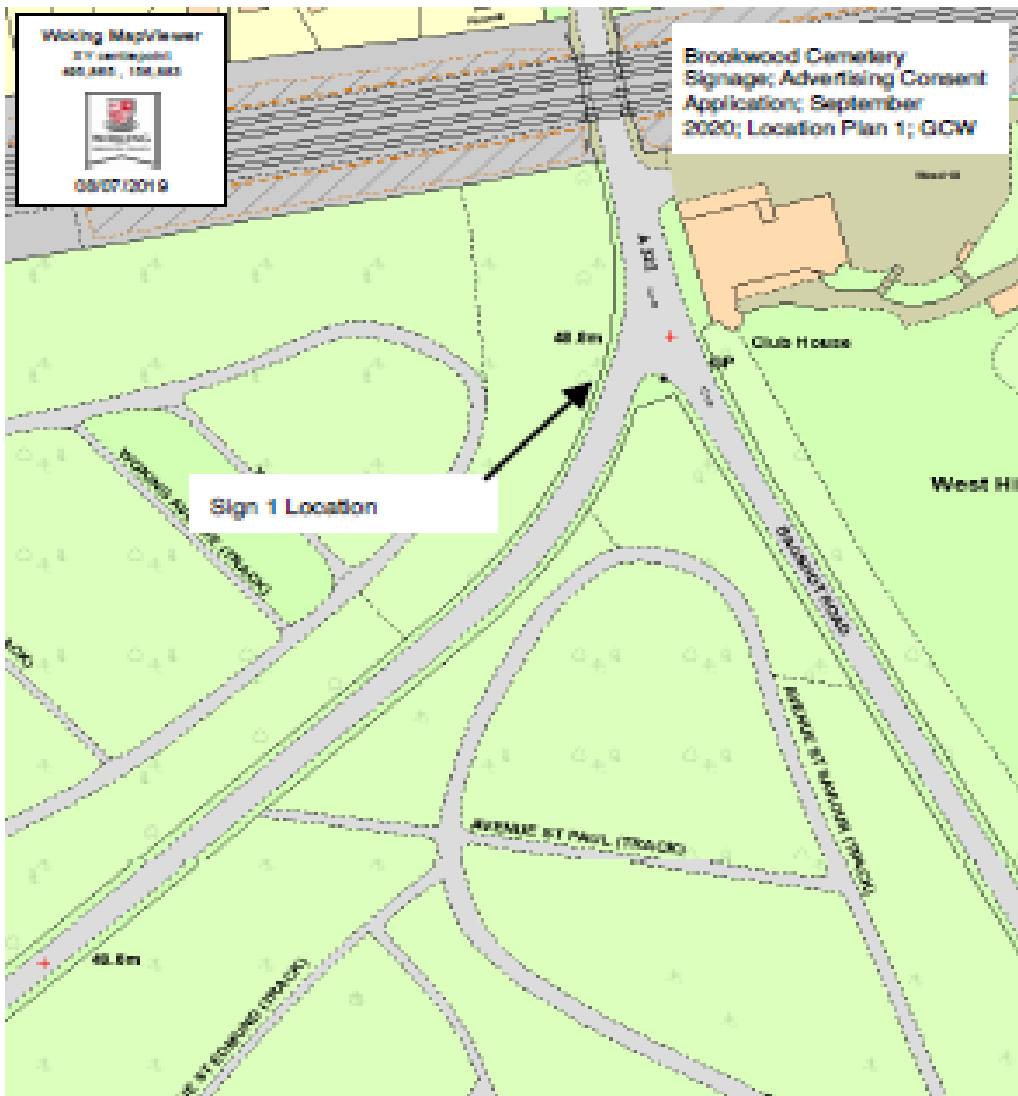
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Display of 3no. non-illuminated signs at Cemetery Pales advertising presence of Brookwood Cemetery

# Location Plan – PLAN/2020/0805

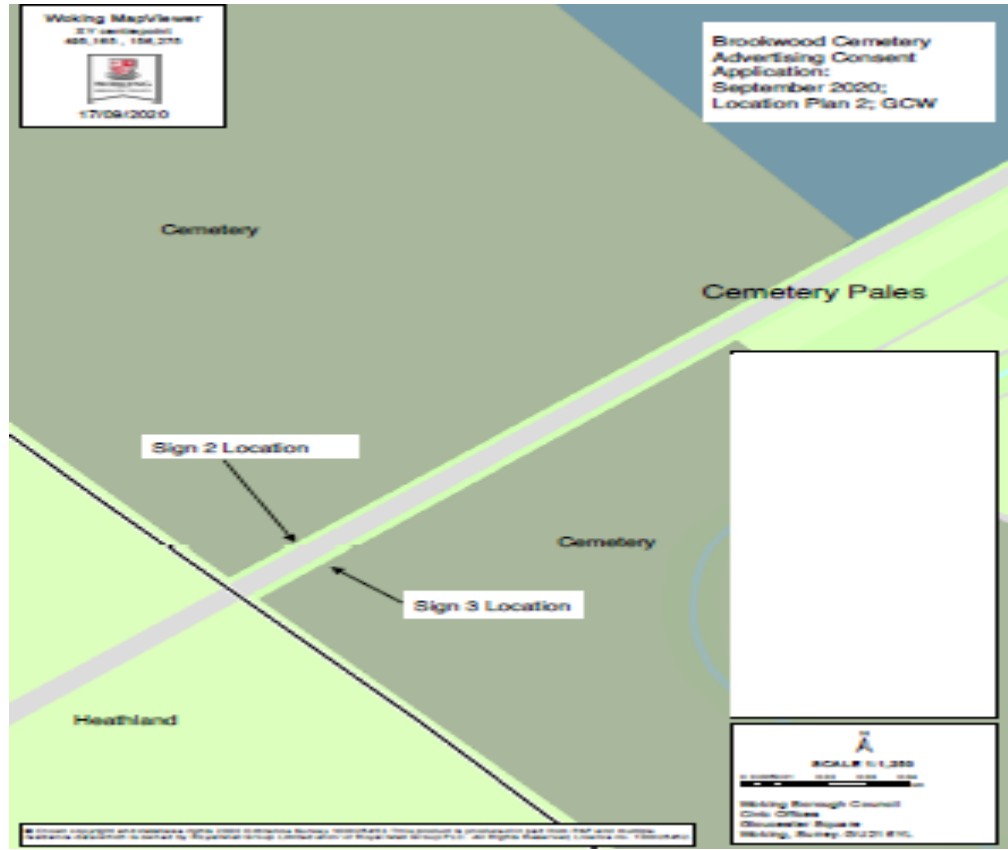


# Block plan – PLAN/2020/0805



# Block plan – PLAN/2020/0805

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# Advertising sign design – PLAN/2020/0805

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# Site photos – PLAN/2020/0805





# Site photos – PLAN/2020/0805

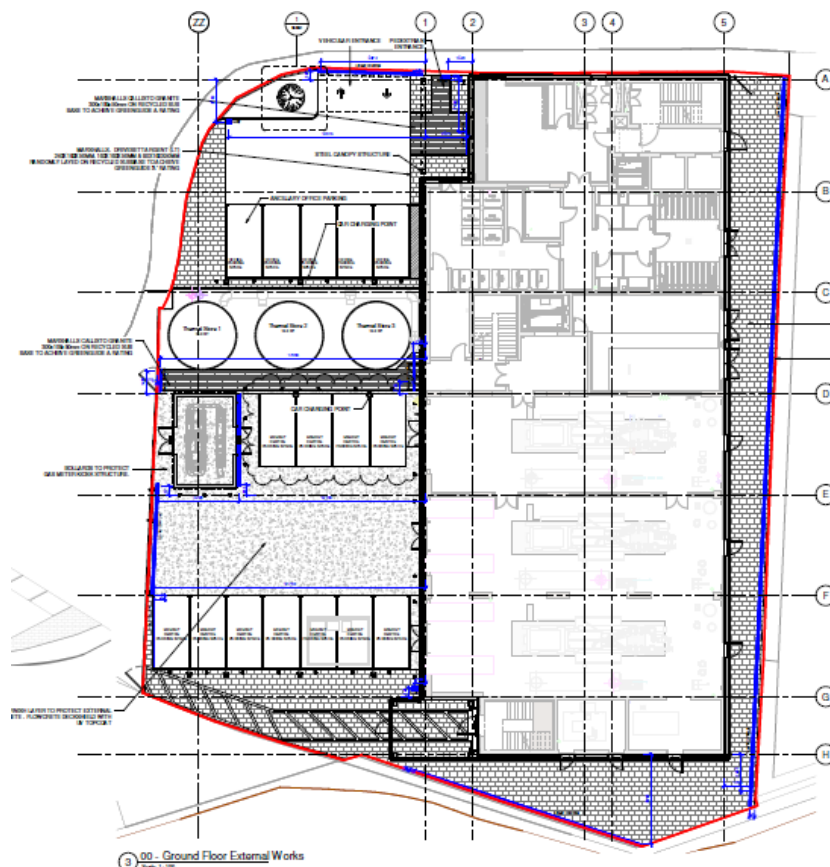




# 9 - 13 Poole Road And Sections Of Poole Road, Goldsworth Road And Church Street West, Woking

COND/2020/0128

Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West).







COND/2020/0128



9-13 Poole Road

Acorn Centre

Business Centre

Hogan Centre

Hotel

Premier House

Church Gate

Allianz Cornhill House

El Sub Sta

Welcome Church

CHURCH STREET WEST

15 to 29

GOLDSWORTH ROAD

79 to 87

77 7573

6765

1 to 5

30.7m

45 to 49

30.7m

GOLDSWORTH ROAD

LB

56

48 to 54

44

40

Woking Fire Station

El Sub Sta

32

6870

66

Poole House

Sub El Sta

Tank

BUTTS ROAD

Tower

ESS

9a

POOLE ROAD

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15

8 to 10

13

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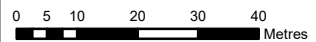
Comments

Not Set

ED & Ward Bdy  
MP 24.75



SCALE 1:1,250



Depot

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL





## 2 FEBRUARY 2021 PLANNING COMMITTEE

6d COND/2020/0128 WARD: C

**LOCATION:** Nos.9 - 13 Poole Road & sections of Poole Road, Goldsworth Road & Church Street West, Woking, Surrey, GU21 6DY

**PROPOSAL:** Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West).

**APPLICANT:** Galliford Try **OFFICER:** Benjamin Bailey

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### **REASON FOR REFERRAL TO COMMITTEE**

Although the applicant is the contractor for construction of the development on behalf of a Thameswey group company, legal advice is that this condition application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

### **PROPOSED DEVELOPMENT**

This conditions application seeks approval of details pursuant to condition 06 (Hard and soft landscape) of planning permission PLAN/2018/1362.

### **PLANNING STATUS**

- Urban Area
- Woking Town Centre (Partial) / Adjacent to Woking Town Centre (Partial)
- Employment Area (Partial) (Butts Road/Poole Road)
- High Density Residential Area (Partial)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

### **RECOMMENDATION**

**Approve** details submitted.

### **SITE DESCRIPTION**

The main part of the site (i.e. other than to provide below ground infrastructure works below vehicular carriageways etc) is located on the corner of Poole Road and Butts Road on the edge of Woking Town Centre and within the Butts Road/Poole Road Employment Area. This main part of the site is presently the subject of advancing construction works to provide the energy centre (including office floorspace), x3 thermal store vessels and ancillary infrastructure structures permitted under PLAN/2018/1362.

## 2 FEBRUARY 2021 PLANNING COMMITTEE

### **PLANNING HISTORY**

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

COND/2021/0004 - Approval of details pursuant to condition 21 (Enhancement of Biodiversity) of PLAN/2018/1362.

Pending consideration

COND/2020/0157 - Approval of details pursuant to conditions 03(b) to 03(i) (inclusive) (Detailed design etc) of PLAN/2018/1362.

Details approved (22.12.2020)

COND/2020/0156 - Approval of details pursuant to conditions 16 (Equipment on Building Envelope) and 17 (External Lighting) of PLAN/2018/1362.

Details approved (05.01.2021)

COND/2020/0127 - Approval of details pursuant to condition 15 (Acoustic insulation etc) of PLAN/2018/1362.

Pending consideration

COND/2020/0123 - Approval of details pursuant to conditions 03(a) (Building facades) and 04 (Material samples) of PLAN/2018/1362.

Details approved (09.11.2020)

AMEND/2020/0051 - Non-material amendment to PLAN/2018/1362.

Pending consideration

COND/2019/0115 - Approval of details pursuant to conditions 27 (investigation and risk assessment) and 28 (remediation method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0113 - Approval of details pursuant to conditions 19 (tree protective measures / pre-commencement meeting) and 20 (detailed arboricultural method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0101 - Approval of details pursuant to condition 11 (Construction Transport Management Plan (CTMP)) of PLAN/2018/1362.

Details approved (20.08.2019)

COND/2019/0079 - Approval of details pursuant to condition 25 (Written environmental desktop study report) of PLAN/2018/1362.

Details approved (23.07.2019)

COND/2019/0073 - Approval of details pursuant to condition 26 (Contaminated land site investigations) of PLAN/2018/1362.

Details approved (09.07.2019)

PLAN/2018/1362 - Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West.

Permitted subject to conditions (22.03.2019)

**CONSULTATIONS**

**WBC Senior Arboricultural Officer:** This is considered acceptable and should be complied with in full.

**REPRESENTATIONS**

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

**RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2019)  
Section 12 - Achieving well-designed places

Woking Core Strategy (2012)  
CS21 - Design

Development Management Policies Development Plan Document (DM Policies DPD) (2016)  
DM2 - Trees and landscaping

Supplementary Planning Documents (SPD's)  
Design (2015)

**PLANNING ISSUES**

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning condition.

Condition 06 (Hard and soft landscape)

02. The purpose of a hard and soft landscape condition is to ensure suitable ground surfacing materials are utilised, and suitable soft landscape is implemented, in order to protect the character, appearance and visual amenities of the area. The general approach to hard and soft landscape, including the positioning of the new 'signature' tree, reflects planning permission PLAN/2018/1362.

03. A ground floor external works landscaping plan has been submitted which shows the use of an attractive, contemporary block paving material (Marshalls Drivesett Argent - Light) in order to achieve a granite look whilst representing a hardwearing alternative to natural Granite Setts. This plan also shows the use of a silver stone with grey flecks (Marshalls Callisto Granite), which also provides the hard-wearing yet attractive, contemporary quality of Granite. These finishes would be applied to pedestrian areas around the building with the Marshalls Callisto Granite finish used to demarcate both the 'main' and energy centre pedestrian entrances to the building.

04. The planting of a 'signature' tree is proposed close to the 'main' pedestrian entrance to the building, being a Lime tree with a 16-18cm girth and height of

## 2 FEBRUARY 2021 PLANNING COMMITTEE

approximately 4 metres at planting. Tree pit details have also been submitted, which incorporate an urban aeration/irrigation system, rootball anchoring system and root barrier, to ensure the longevity of the new tree and ensure that a suitable rooting environment is provided without longer term damage to surrounding finished ground surfaces. The WBC Senior Arboricultural Officer has reviewed the proposed 'signature' tree species, planting size and tree pit details and comments that they are considered acceptable.

05. The submitted details are therefore considered to comply with the requirements of condition 06 of PLAN/2018/1362.

### **CONCLUSION**

06. The details submitted are considered acceptable and would meet the requirements of the respective condition. The submitted details would also comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the DM Policies DPD (2016), SPD Design (2015) and Section 12 of the NPPF (2019). The details submitted are therefore recommended for approval as per in the recommendation below.

### **BACKGROUND PAPERS**

Consultation response(s) from WBC Senior Arboricultural Officer

### **RECOMMENDATION**

It is recommended that details submitted are **approved** as follows:

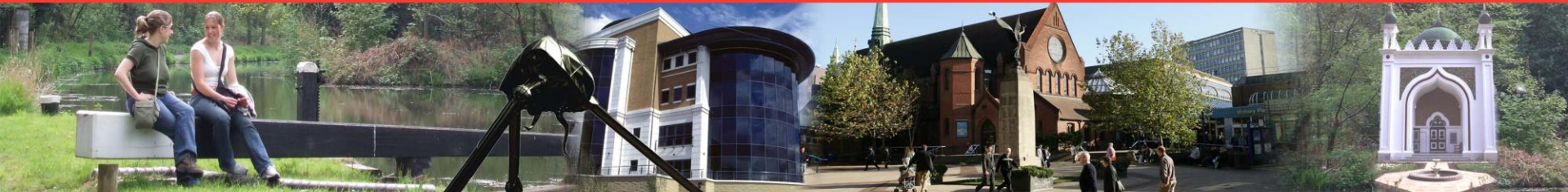
#### Condition 06 (Hard and soft landscape)

Details approved are:

- C1906-BMA-XX-00-DR-A-90-0501 Rev C3 (Ground Floor External Works Landscaping), dated 29.07.20 (rec'd by LPA on 05.10.2020);
- C1906-BMA-XX-00-DR-A-90-0503 Rev C1 (Ground Floor External Works Paving and Details), dated 10.12.20 (rec'd by LPA on 11.01.2021); and
- x2 Emails from Arjun Singh of HTA Design LLP (Agent) dated 04 and 11 January 2021 in respect of 'signature' tree species and planting size (rec'd by LPA on 04.01.2021 and 11.01.2021).

**Note to applicant:** The applicant is reminded that, notwithstanding the annotation on C1906-BMA-XX-00-DR-A-90-0501 Rev C3 (Ground Floor External Works Landscaping), the 'signature' tree is to be a Lime tree with a 16-18cm girth and height of approximately 4 metres at planting in line with the subsequent x2 emails from Arjun Singh of HTA Design LLP (Agent) dated 04 and 11 January 2021 in respect of 'signature' tree species and planting size.

**Note to applicant:** For the avoidance of any doubt the drawings listed are approved only in respect of condition 06. The approval of these drawings pursuant to condition 06 does not confirm the acceptance of any other changes to the approved development which these drawings may show and which are subject to pending non-material amendment application AMEND/2020/0051.



## ITEM 6d – COND/2020/0128

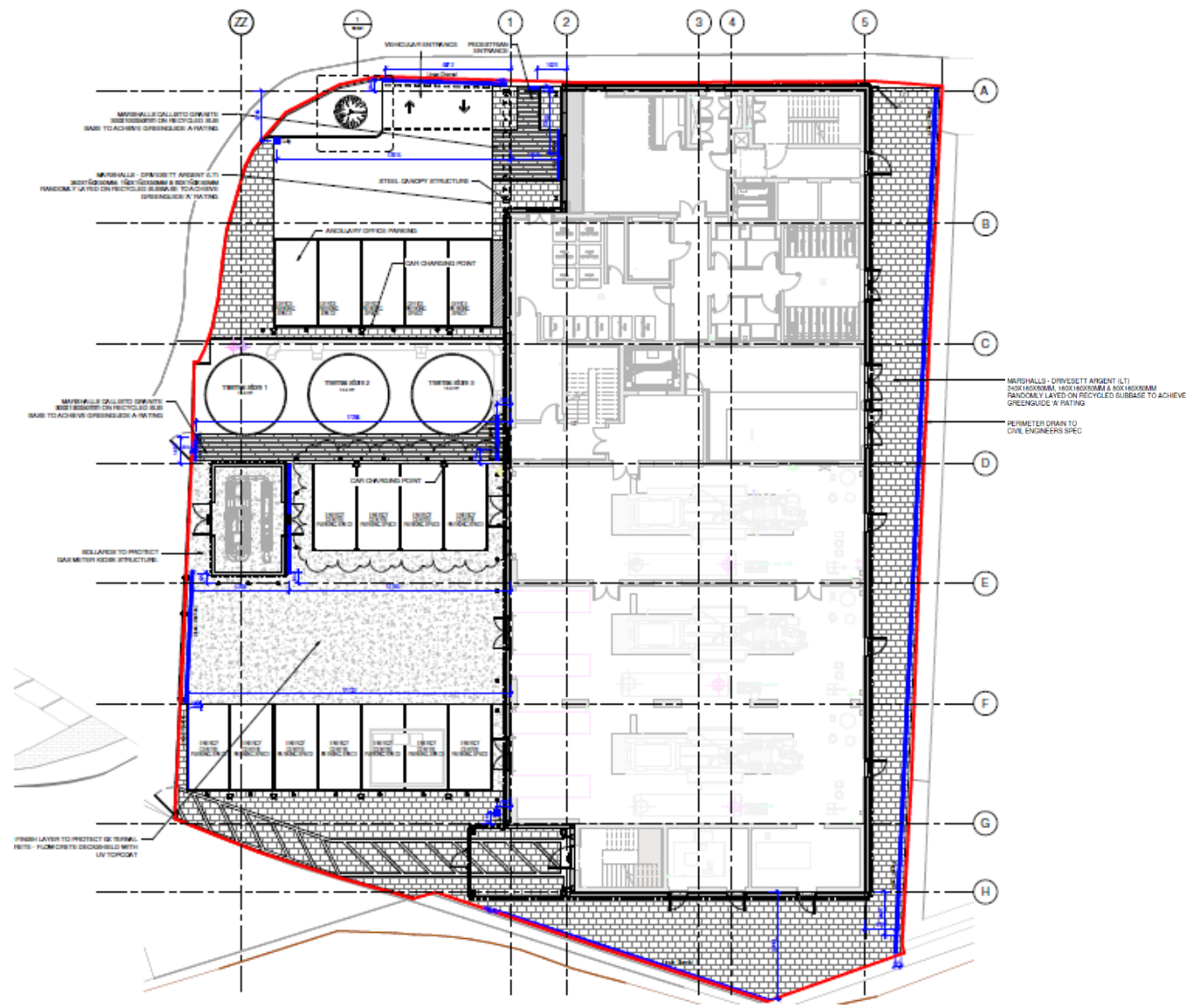
Page 99

# Nos.9 - 13 Poole Road & sections of Poole Road, Goldsworth Road & Church Street West, Woking, GU21 6DY

Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West).

# Ground Floor External Works Landscaping – COND/2020/0128

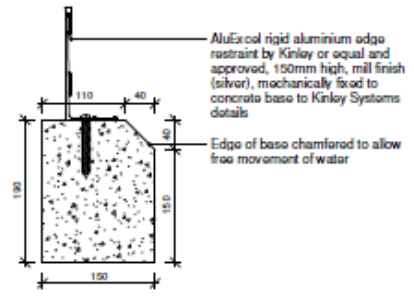
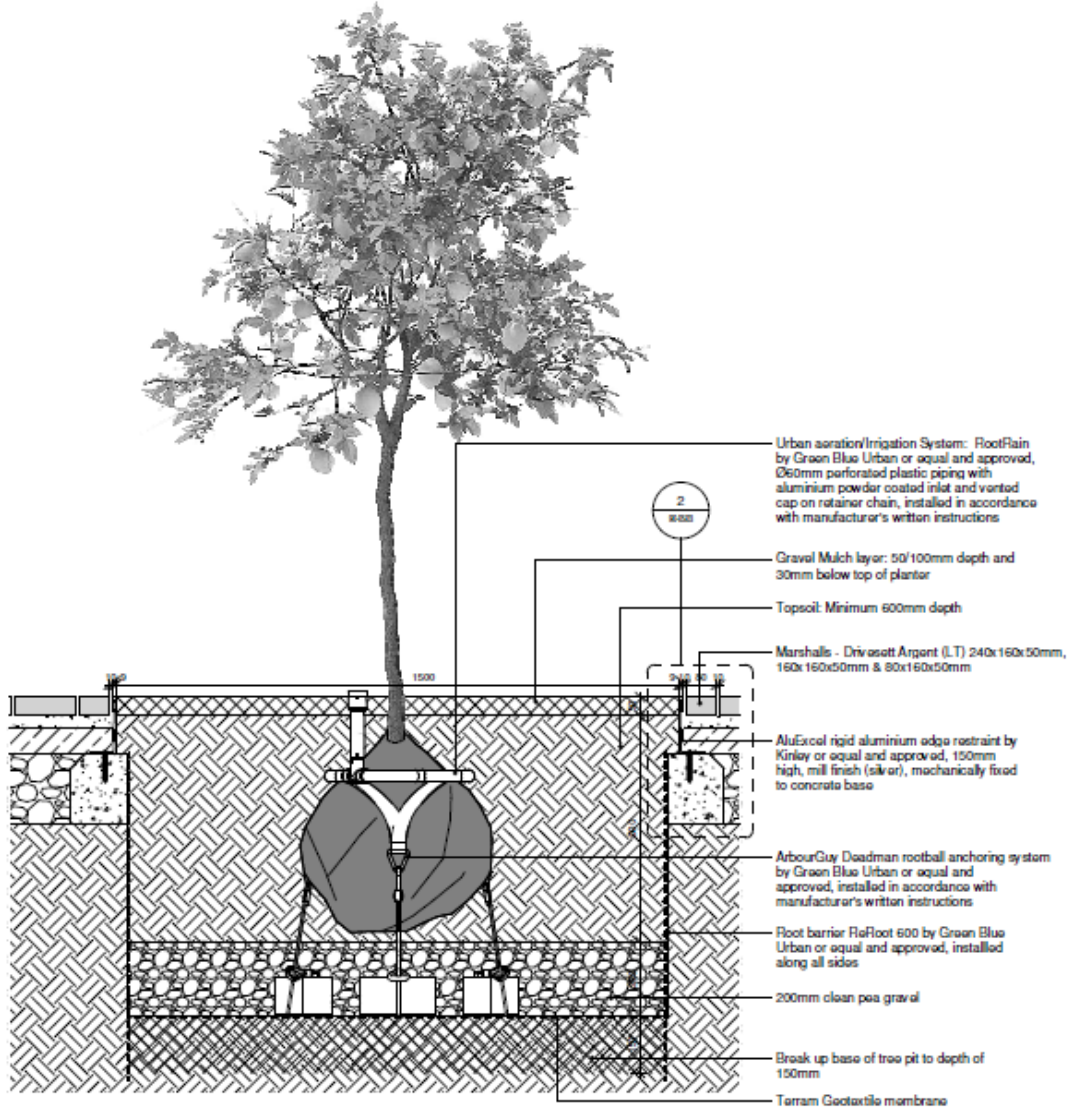
Page 100





# Tree Pit Details – COND/2020/0128

Page 101



\*Proposed concrete base to be checked and approved by structural engineer

1 Tree Pit Section Detail  
Scale 1 : 10

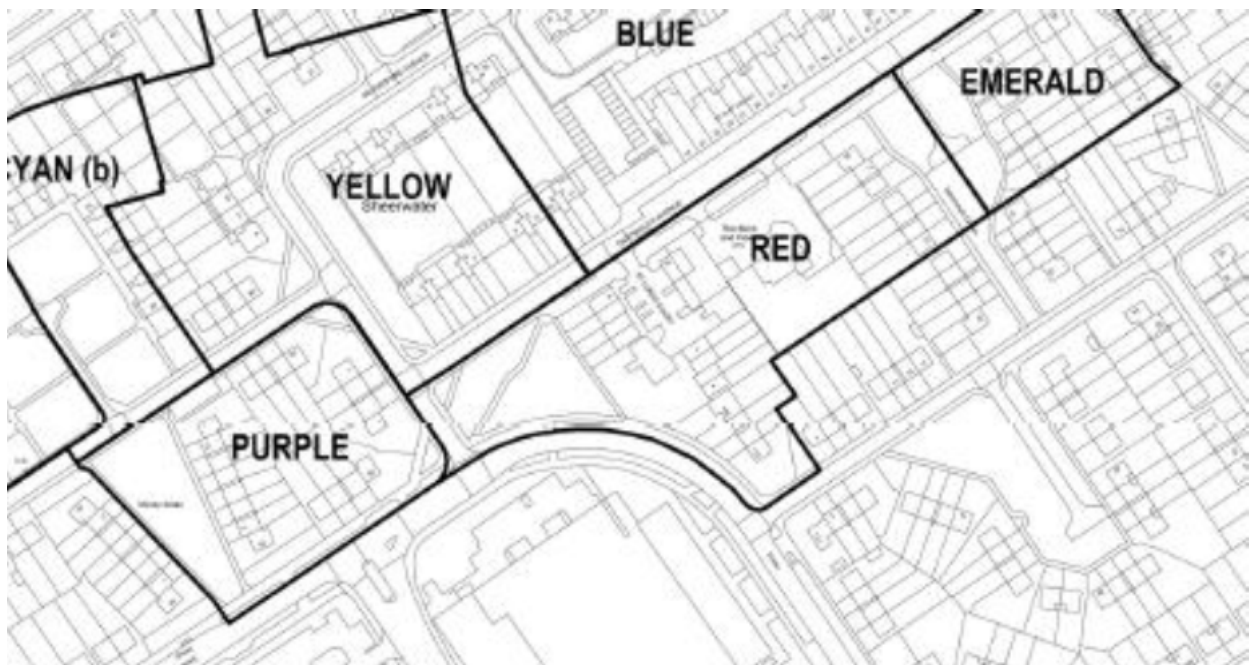
2 Tree Pit Section Detail  
Scale 1 : 5



**Sheerwater Estate,**  
**Albert Drive, Sheerwater,**  
**Woking**

**COND/2020/0149**

Partial approval of details pursuant to Condition 15 (piling) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



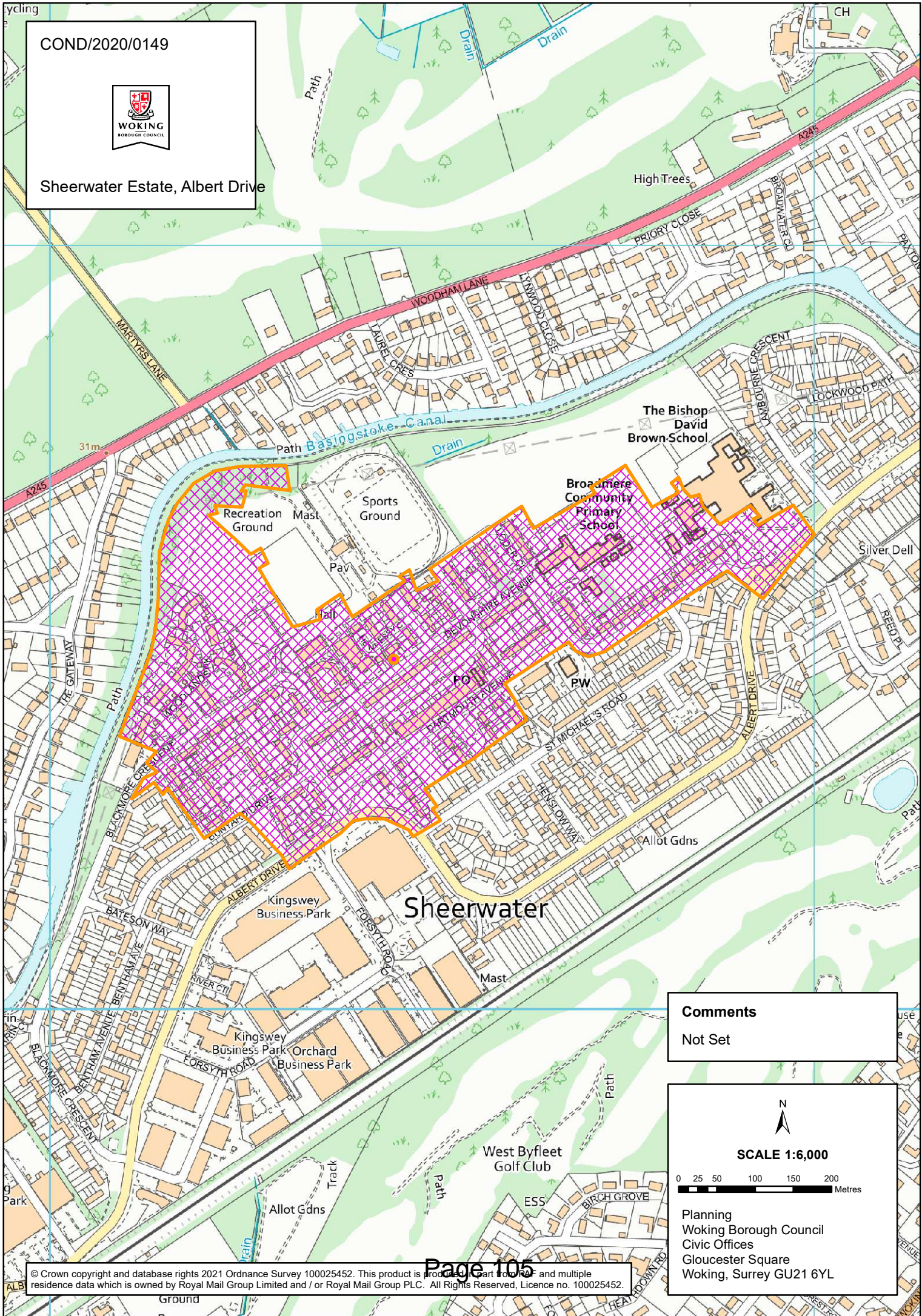




COND/2020/0149



Sheerwater Estate, Albert Drive



**Comments**  
Not Set

N

**SCALE 1:6,000**

0 25 50 100 150 200 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL







6e

COND/2020/0149

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Condition 15 (piling) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **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 seeks approval of details pursuant to Condition 15 of planning permission PLAN/2018/0337 relating to piling.

### **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** details submitted.

### **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 shortly. 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

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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 seeks the approval of details pursuant to Condition 15 (piling) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is a Piling information report, providing details of the proposed piling proposed and a plan showing the position of the proposed piling.

### **CONSULTATIONS**

**WBC Environmental Health:** The information provided confirms that Continuous Flight Auger (CFA) piling will be used and carried out by a reputable specialist contractor. It refers to the Construction and Environmental Management Plan (CEMP) with regard to pre-commencement survey, vibration monitoring and communication strategy with residents. If the works are to carried out on this basis and in accordance with Best Practicable means (BPM) and BS5228 there is no objection to the discharge of Condition 15. Following the receipt of revising piling information and 'Addendum: Piling Information in relation to Vibration' there are no further concerns to raise if the recommended criteria for No. 1 St Michaels Road and monitoring recommendations are fully adopted and implemented as part of the piling operations.

### **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  
CS21 – Design

### **PLANNING ISSUES**

## 02 FEBRUARY 2021 PLANNING COMMITTEE

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 15.
2. The submitted plan shows that the 10no. Mews dwellings closest to the dwellings outside of the site will have traditional raft foundations and the use of this type of foundations does not require LPA approval. The other three buildings in the phase, the retail with Maisonettes over, the retail with apartments over and the podium with the specialist accommodation and energy centre will all use Continuous Flight Auger (CFA) Piles for the foundations. The submitted information states that this form of piling has been selected as it will be quiet with minimal vibration levels and will mitigate any impact on the retained houses. The information further states that a site specific detailed pile design has been developed which takes full account of the geotechnical characteristics of the site, the operations will be carried out by a reputable certified specialist contractor and the works will be completed using modern equipment suitable for progressing the installation of the piles efficiently with vibration levels minimised. The submitted information also states that the nearest pile will be approximately 8 metres from the nearest retained house and the risk of any structural damage to the retained properties as a result of the CFA piling operations is considered to be negligible.
3. The Council's Environmental Health Officer has reviewed the proposed details and raises no concerns with the details submitted.

### **CONCLUSION**

4. In light of the above information and the comments from the Council's Environmental Health Officer, the details submitted are considered acceptable and would meet the requirements of Condition 15. The submitted details would also comply with Policy CS21 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0149

### **RECOMMENDATION**

It is recommended that details submitted are **APPROVED** as follows:

Details approved are:

- Piling Planning Information by Gilbert Ash dated 14.12.2020, received on 17.12.2020;
- General Arrangement of Pile Foundations (Block 1, 2 & 3) plan (SHE-MLM-3B-00-PL-S-28-0099 Rev P01) received on 30.10.2020; and
- Red Phase Piling Mark-up plan (Review of Continuous Flight Auger Piles Piling operations) received on 17.12.2020.

**Notes to applicant:** The applicant is advised that the development is required to be implemented in accordance with the approved details.

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.





# ITEM 6e – COND/2020/0149

## Sheerwater Estate, Albert Drive, Sheerwater, Woking.

Page 111

Partial approval of details pursuant to Condition 15 (piling) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

# Approved General Arrangement Plan – COND/2020/0149

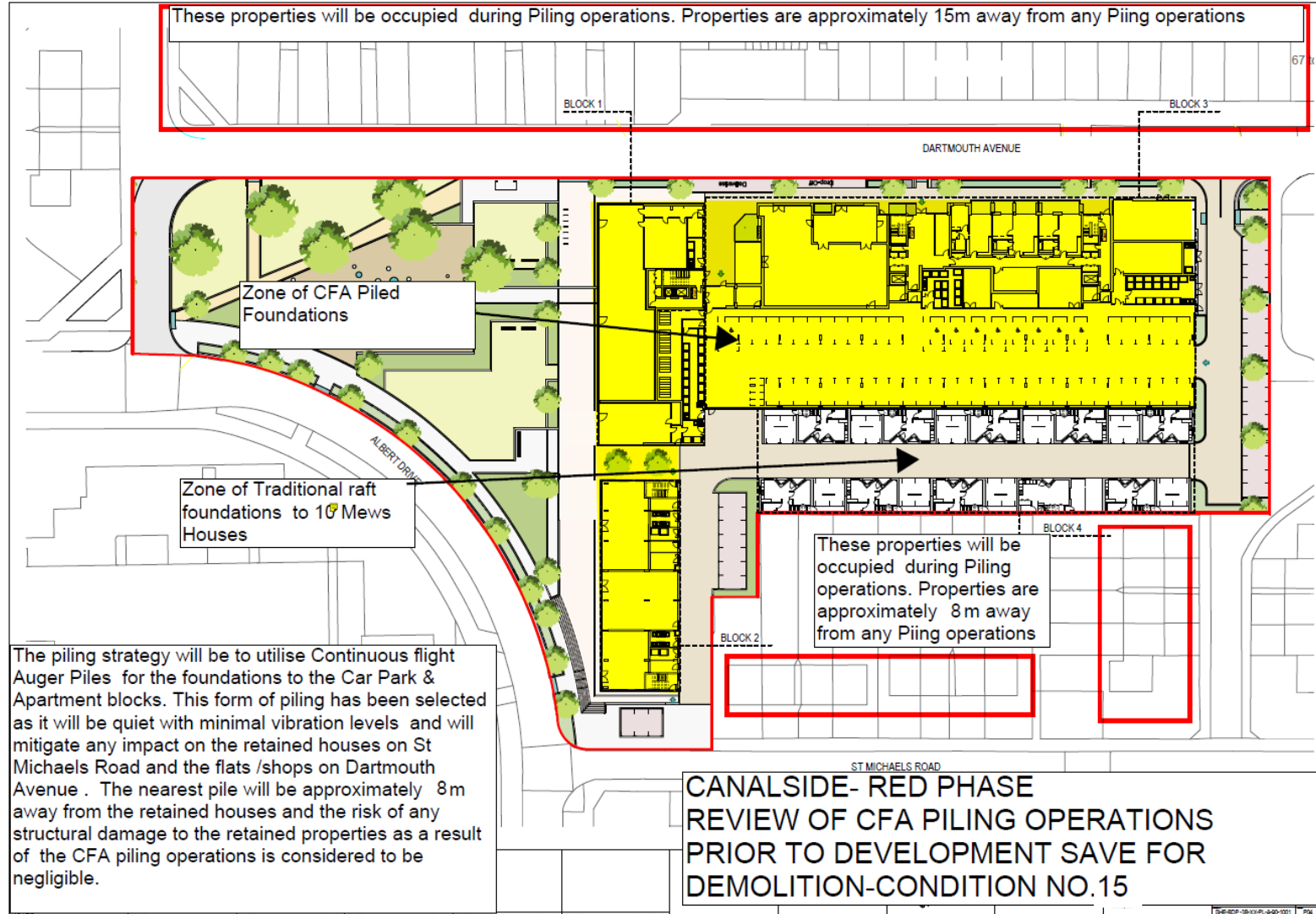
Page 112





# Piling Plan – COND/2020/0149

Page 113



These properties will be occupied during Piling operations. Properties are approximately 15m away from any Piling operations

Zone of CFA Piled Foundations

Zone of Traditional raft foundations to 10 Mews Houses

These properties will be occupied during Piling operations. Properties are approximately 8m away from any Piling operations

The piling strategy will be to utilise Continuous flight Auger Piles for the foundations to the Car Park & Apartment blocks. This form of piling has been selected as it will be quiet with minimal vibration levels and will mitigate any impact on the retained houses on St Michaels Road and the flats /shops on Dartmouth Avenue . The nearest pile will be approximately 8m away from the retained houses and the risk of any structural damage to the retained properties as a result of the CFA piling operations is considered to be negligible.

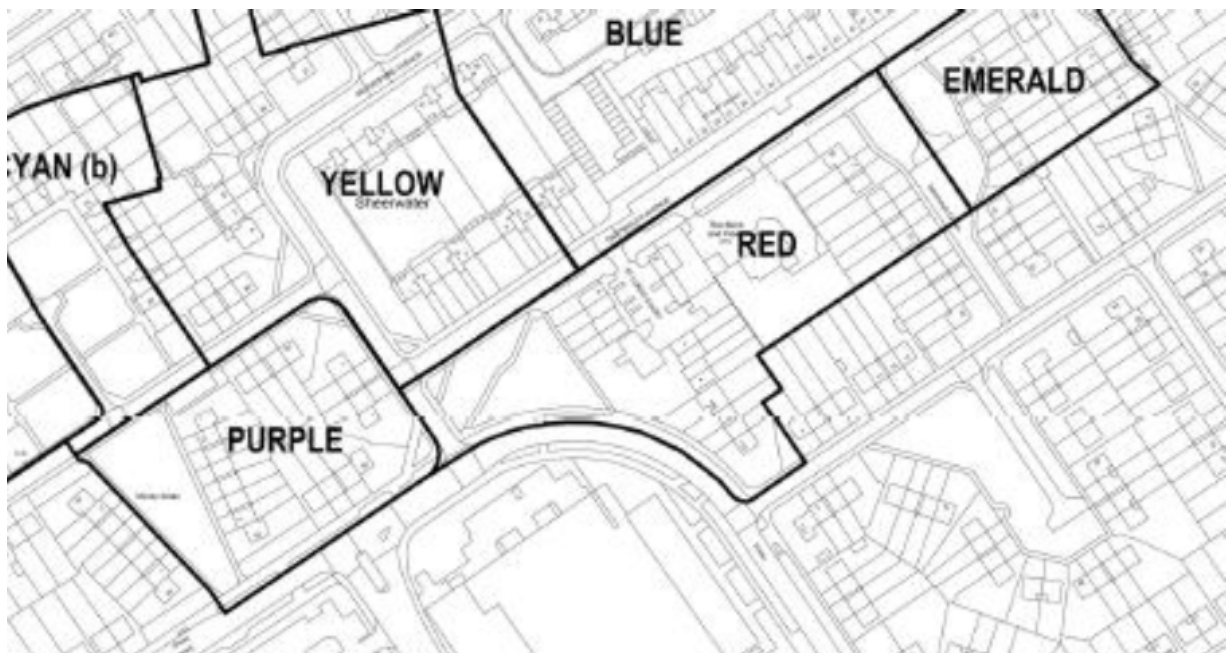
**CANALSIDE- RED PHASE**  
**REVIEW OF CFA PILING OPERATIONS**  
**PRIOR TO DEVELOPMENT SAVE FOR**  
**DEMOLITION-CONDITION NO.15**



# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2020/0150

Partial Approval of details pursuant to Condition 19 (Air Quality) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



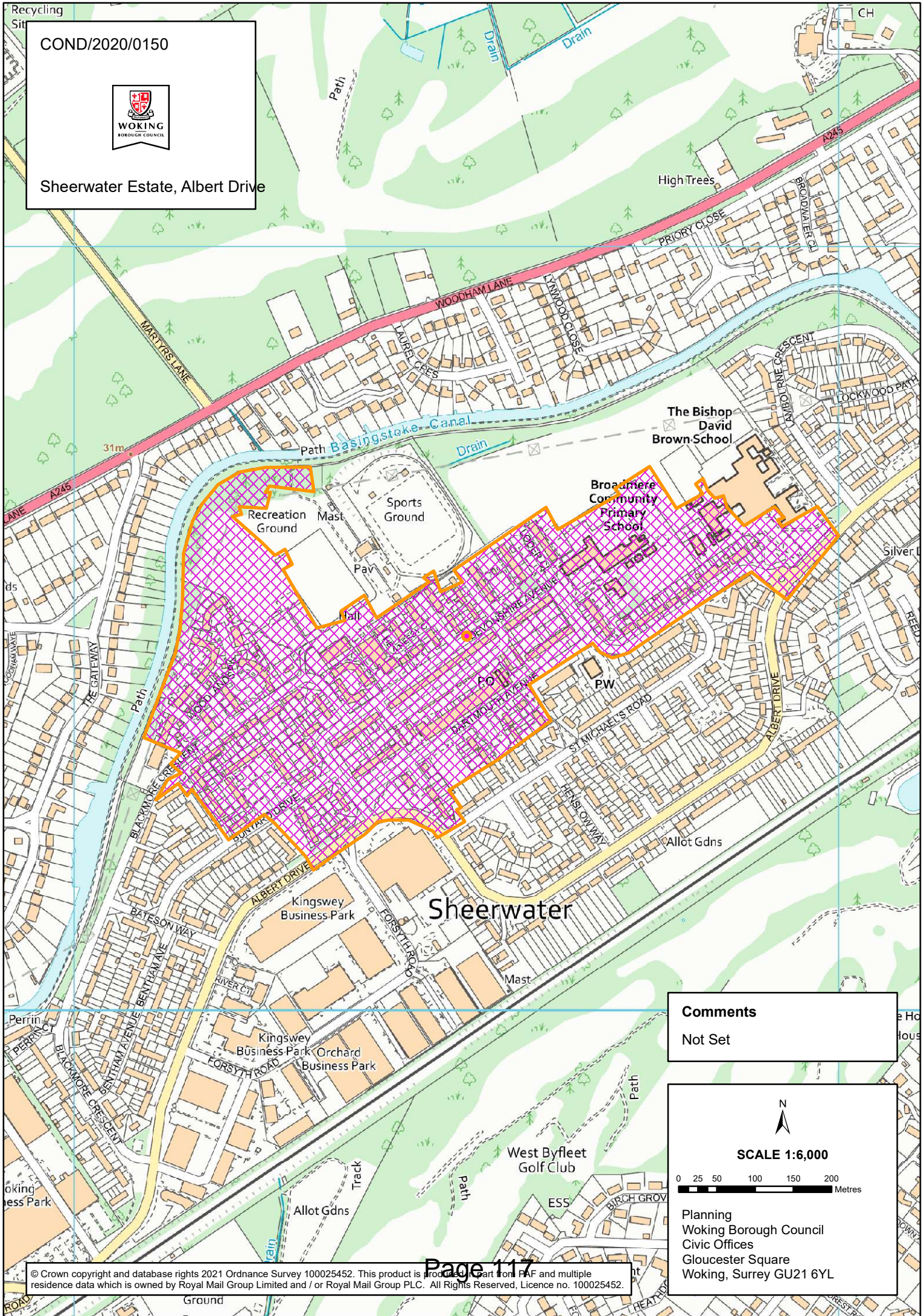




COND/2020/0150



Sheerwater Estate, Albert Drive



**Comments**  
Not Set

N

**SCALE 1:6,000**

0 25 50 100 150 200 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL







6f

COND/2020/0150

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial Approval of details pursuant to Condition 19 (Air Quality) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **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 seeks approval of details pursuant to Condition 19 of planning permission PLAN/2018/0337 relating to air quality.

### **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** details submitted.

### **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 shortly. 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

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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 seeks the approval of details pursuant to Condition 19 (Air Quality) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is an Air Quality Monitoring Plan and a Baseline Diffusion Tube Monitoring Survey Report. A brief document setting out the LPA queries and applicant responses following the originally submitted Air Quality Management Plan has also been provided.

### **CONSULTATIONS**

**WBC Environmental Health:** In respect of the originally submitted Air Quality Monitoring Plan no concerns were raised. I have no adverse comments to make in respect of the revised Air Quality Monitoring Plan and Baseline Diffusion Tube Monitoring Survey.

### **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  
n/a

Development Management Policies DPD 2016  
DM5 – Environmental Pollution  
DM6 – Air and Water Quality

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 19.

## 02 FEBRUARY 2021 PLANNING COMMITTEE

2. The submitted Air Quality Management Plan, sets out the Baseline Air Quality situation, details the Air Quality Standards including national air quality standards and also sets out the monitoring methodology for the development (including locations for monitoring), results of monitoring and reporting. Air Quality monitoring will be undertaken using Passive Diffusion Tubes (Palmes-type) which it is stated are widely used for indicative measurements of Nitrogen Dioxide. Air Quality monitoring will be undertaken at eight locations around the development and over the construction period, five of these locations will remain, to provide constant locations with three locations being moved depending on demolition and construction activity. The monitoring locations are spread around the development with two located outside of the Regeneration area, one in Woodham Lane (adjacent to a WBC monitoring location) and one in Laurel Crescent. Monitoring will occur throughout the construction period and for 3 months following the end of the construction period. The changeover of the tubes will be in accordance with the recommended exposure dates for diffusion tubes as published by DEFRA and analysis of the tubes will be undertaken by an accredited laboratory.
3. Three quarterly reports will be provided a year with one annual report (also covering the fourth quarter). The reports will present the monitoring locations, methods, results, any deviations and will make a comparison with air quality criteria. For the annual report, Nitrogen Dioxide annual mean concentrations will be compared with the National Air Quality Objectives (NAQO). The annual report will also include a comparison between the Nitrogen Dioxide concentrations monitored on site and those off site locations. This comparison would identify if any mitigation measures are required. The report also states that if any changes to the monitoring or reporting are required they will be first approved by the LPA.
4. Baseline monitoring was undertaken for 7 months (pursuant to the details approved for phase Purple prior to the commencement of that phase of the development), in six locations and the Baseline Diffusion Tube Monitoring Survey Report has also been submitted with this application. The report reiterates sections on Air Quality Standards and local Baseline Air Quality and then presents the results from the diffusion tube survey including the raw results, annualisation of results and bias adjustment, in accordance with the Local Air Quality Management Technical Guidance 2016 (LAQM.TG (16)) published by DEFRA. The 2019 (covering June 2019-Jan 2020) annualised and bias adjusted concentrations across the site ranged from 15.6 to 28.0  $\mu\text{g}/\text{m}^3$ , all of which were well below the NAQO of 40 $\mu\text{g}/\text{m}^3$ . No mitigation measures are therefore required.

### **CONCLUSION**

5. In light of the above information and the comments from the Council's Environmental Health Officer, the details submitted are considered acceptable and would meet the requirements of Condition 19. The submitted details would also comply with Policies DM5 and DM6 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0150

### **RECOMMENDATION**

## 02 FEBRUARY 2021 PLANNING COMMITTEE

It is recommended that details submitted are **APPROVED** as follows:

Details approved are:

- Revised Air Quality Monitoring Plan by MLM (776929-MLM-ZZ-XX-RP-J-0002 Revision C03) received on 27.11.2020;
- Baseline Diffusion Tube Monitoring Survey Report (775931-MLM-ZZ-XX-RP-J-0003 Revision C01) received on 27.11.2020; and
- Queries and responses document received on 27.11.2020.

**Note to applicant:** The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.



# ITEM 6f – COND/2020/0150

## Sheerwater Estate, Albert Drive, Sheerwater, Woking.

Page 123

Partial Approval of details pursuant to Condition 19 (Air Quality) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

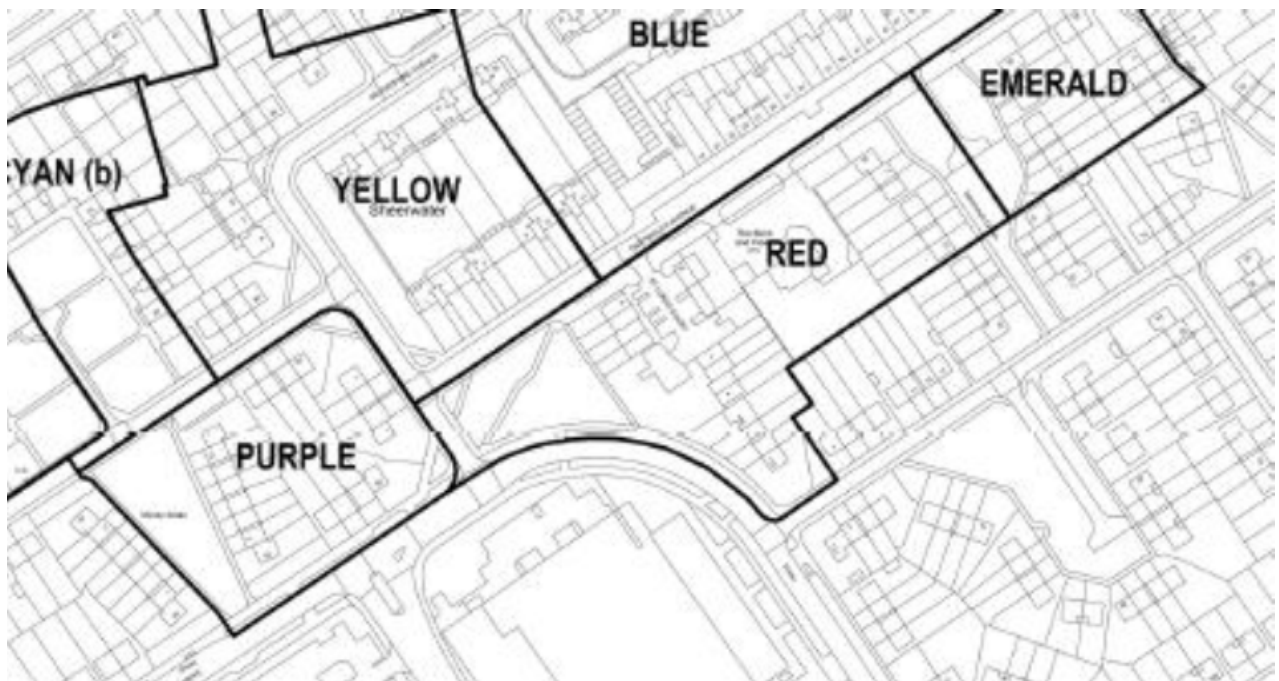




# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2020/0171

Partial approval of details pursuant to Condition 25 (a), (b), (c) and (d) (contamination) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



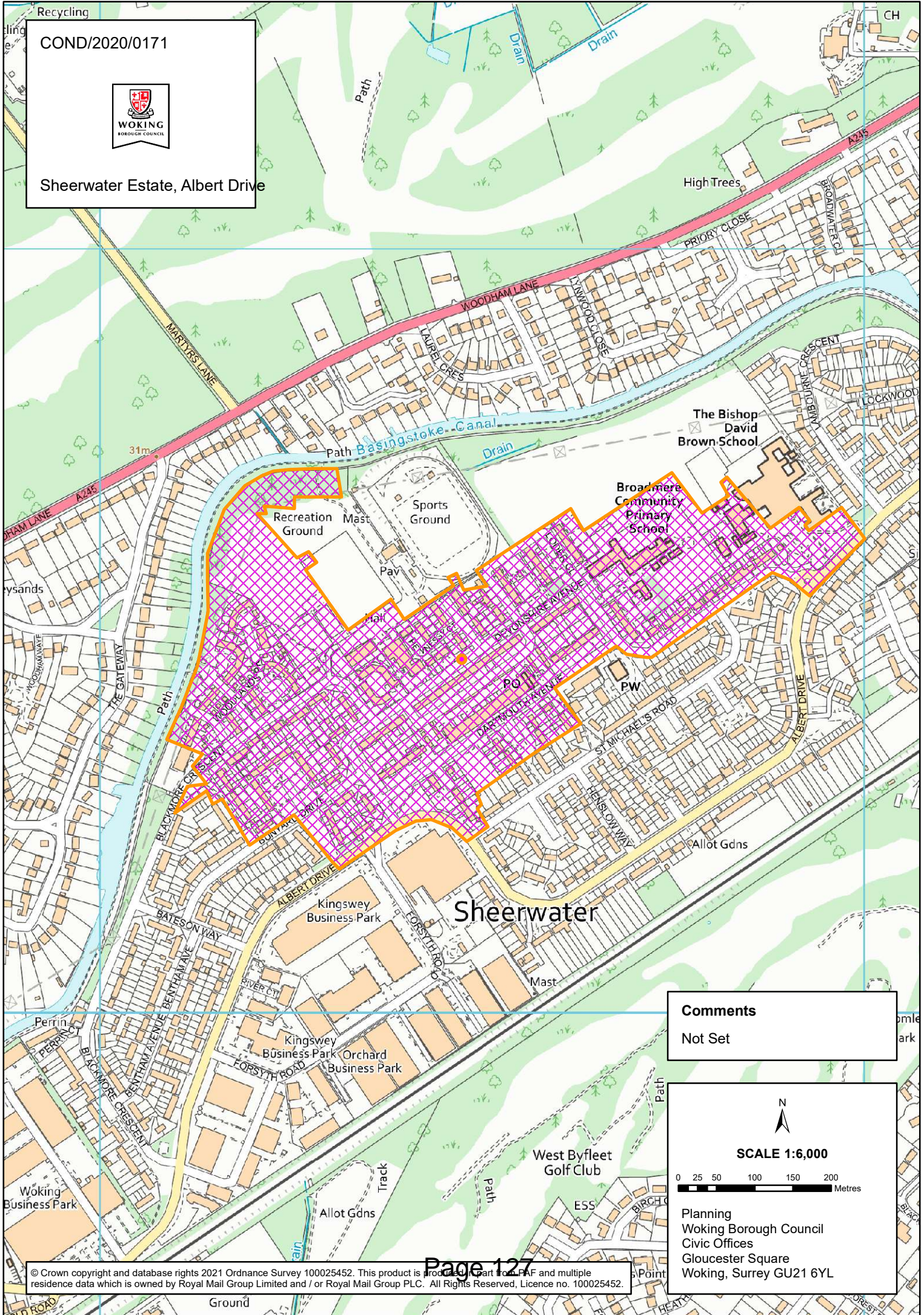




COND/2020/0171



Sheerwater Estate, Albert Drive



**Comments**  
Not Set

N

**SCALE 1:6,000**

0 25 50 100 150 200 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL





6g

COND/2020/0171

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Condition 25 (a), (b), (c) and (d) (contamination) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **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 seeks approval of details pursuant to Condition 25 of planning permission PLAN/2018/0337 relating to contamination.

### **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** details submitted.

### **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 shortly. 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

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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 seeks the approval of details pursuant to Condition 25 (a), (b), (c) and (d) (contamination) of planning permission PLAN/2018/0337 for phase Red only relating to contamination.

Condition 25 states:

*No development shall take place within any phase of the development hereby permitted until a scheme to deal with contamination of the site for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-*

- (a) a contaminated land desk study and suggested site assessment methodology;*
- (b) a site investigation report based upon (a);*
- (c) a remediation action plan based upon (a) and (b);*
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and*
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d).*

*Unless otherwise first approved in writing by the Local Planning Authority the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.*

*Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.*

Submitted with the application is a letter from the contractor and a Discovery Strategy which sets out a process for dealing with any unforeseen contamination which may be discovered during construction, along with a site investigation report.

### **CONSULTATIONS**



## 02 FEBRUARY 2021 PLANNING COMMITTEE

**WBC Contaminated Land Officer:** Based on the information in the report (GE17417-GIRv1LD180921 Version 1) the condition can be partially discharged for the Red phase of the site but part (e) needs to remain as we will still require a validation/verification report.

### **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

CS9 – Flooding and Water Management

CS21 - Design

#### Development Management Policies DPD 2016

DM5 – Environmental Pollution

DM8 – Land Contamination and Hazards

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 25 (a), (b), (c) and (d).
2. A site investigation report has been submitted with the conditions application, along with a discovery strategy which sets out the process which would be followed in the event that any unexpected contamination is found at the site during construction works. The Council's Contaminated Land Officer has reviewed the details submitted and has advised that the details are acceptable to comply with the requirements of parts (a), (b), (c) and (d).

### **CONCLUSION**

3. The details submitted are considered acceptable and would meet the requirements of Condition 25 parts (a) to (d). The submitted details would also comply with Policies CS9 and CS21 of the Woking Core Strategy 2012 and Policies DM5 and DM8 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0171

### **RECOMMENDATION**

It is recommended that details submitted are **APPROVED** as follows:

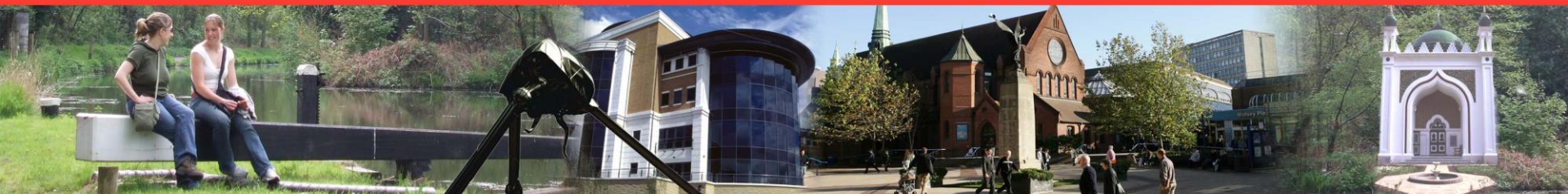
Details approved are:

- Letter from Gilbert Ash dated 23.11.2020, enclosing Ground Investigation Report by Geo-Environmental reference GE17417-GIRv1LD180921 Version 1 dated September 2018 and a Discovery Strategy by Gilbert Ash, received by the LPA with the application on 30.11.2020.

**02 FEBRUARY 2021 PLANNING COMMITTEE**

**The applicant is advised that part (e) of Condition 25 and Condition 103 are still required to be complied with and details pursuant to the requirements of these conditions will be required to be submitted for approval, via a separate application, prior to the first occupation of any building in any phase.**

**Note to applicant:** The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.



## ITEM 6g – COND/2020/0171

# Sheerwater Estate, Albert Drive, Sheerwater, Woking.

Page 133

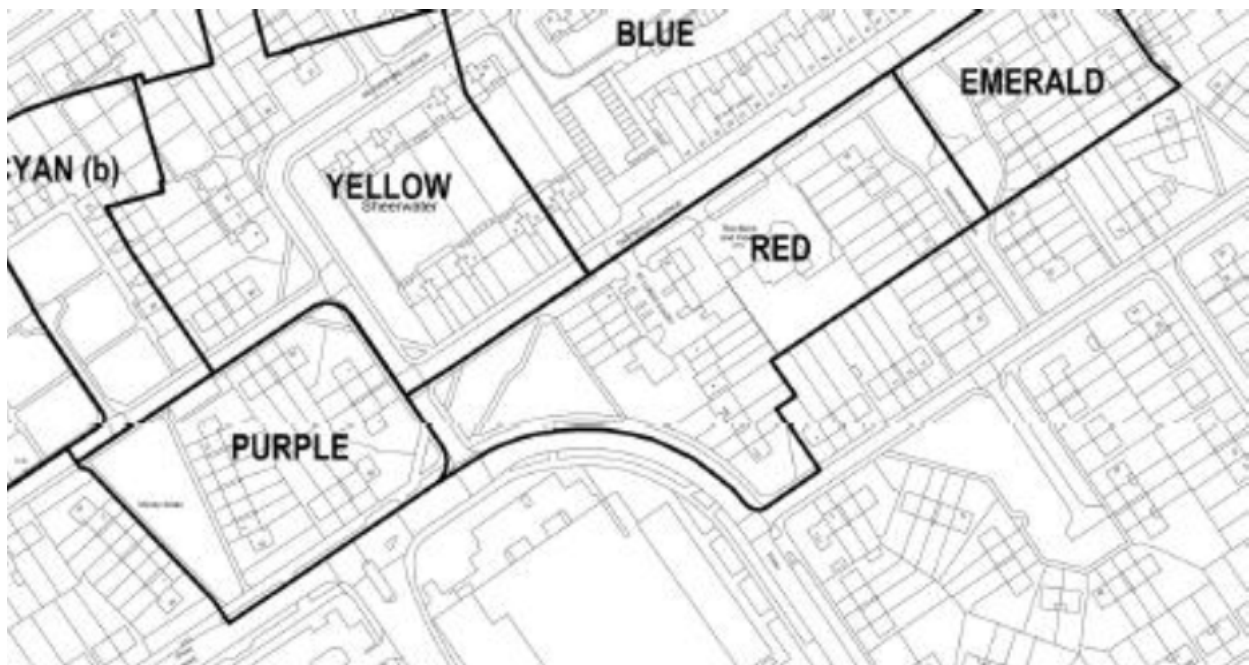
Partial approval of details pursuant to Condition 25 (a), (b), (c) and (d) (contamination) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2020/0175

Partial approval of details pursuant to Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



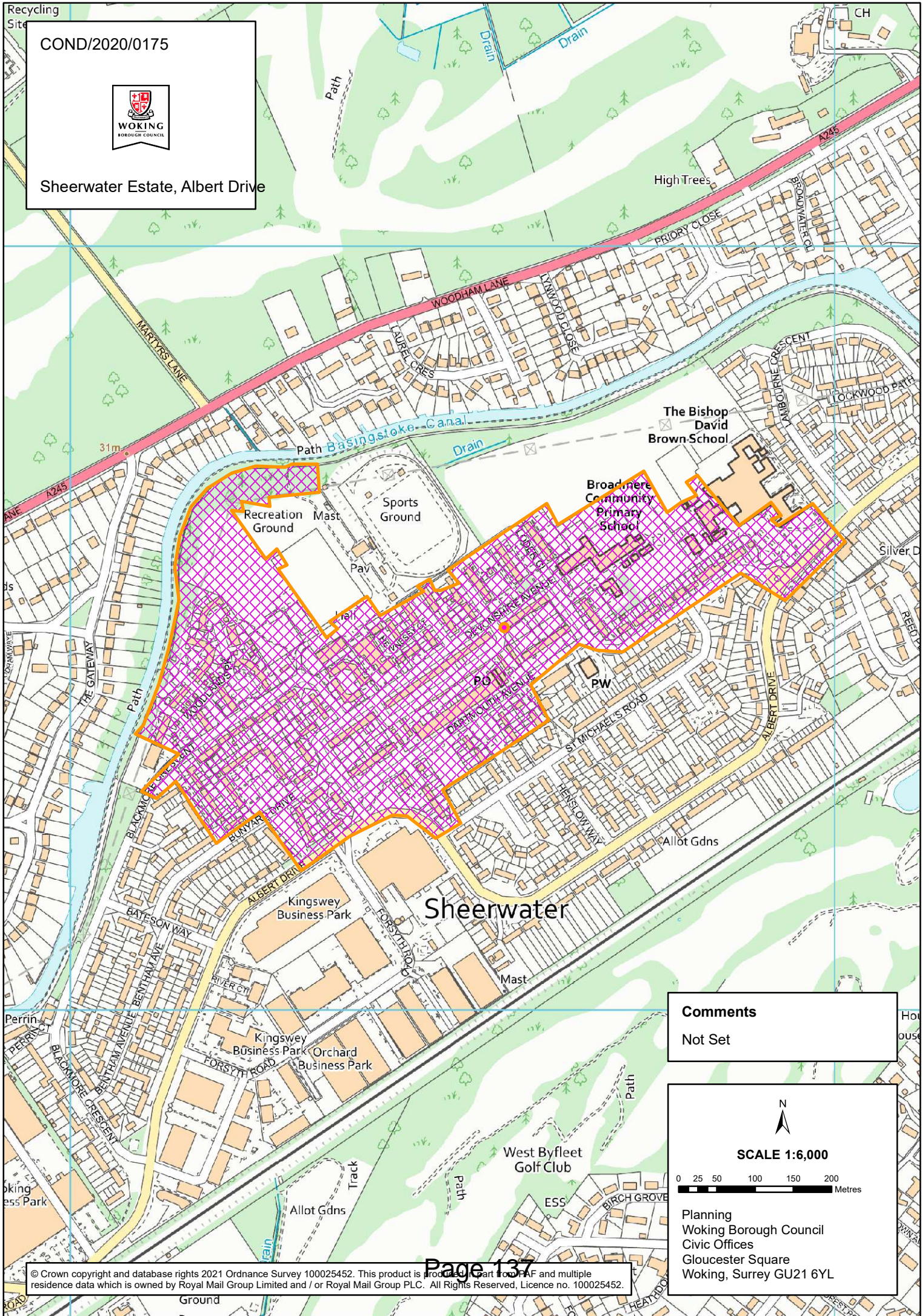




COND/2020/0175



Sheerwater Estate, Albert Drive



The Bishop David Brown School

Broadmere Community Primary School

Sheerwater

**Comments**  
Not Set

N

**SCALE 1:6,000**

0 25 50 100 150 200 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL





6h

COND/2020/0175

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **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 seeks approval of details pursuant to Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey) of planning permission PLAN/2018/0337 relating to ecological requirements.

### **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** details submitted.

### **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 shortly. 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

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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 seeks the approval of details pursuant to Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is a Protected Species Survey Report relating to all three conditions and shows that all of the existing dwellings within phase Red have been subject to the ecological surveys.

### **CONSULTATIONS**

**Surrey Wildlife Trust:** Condition 39 (stag beetle) – no further comments and the Council may wish to discharge the planning condition. Condition 40 (bat survey) – notes the applicant's report regarding the use of Natural England's EPS policy 4 and if the applicant's ecologist has confirmed in writing their confidence to the Council that they are confident as to roost characterisation (i.e. low status roost of a common species) and that any likely adverse impacts are capable of being mitigated and suitable compensation would be achievable the Council may wish to accept the applicant's use of Policy 4 and consider there is sufficient information to discharge the condition. Condition 41 (reptile survey) – Notes the report comments and advises the applicant may wish to consider a precautionary approach to working in respect of reptiles [*Officer note: Details added as note to applicant in recommendation*].

### **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

**PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey). All of the existing 21 residential properties and associated gardens were surveyed.

Condition 39 – stage beetle survey

2. The gardens and green spaces within phase Red were appraised in October, November and December 2020 for their suitability to support Stag Beetle populations. No suitable woodland habitats or any dead or rooting wood were recorded within phase Red. As such, no specific mitigation for this species is required.

Condition 40 – bat activity survey

3. Internal and external surveys of the residential properties were undertaken in October, November and December 2020 to ascertain their potential for use by bats and to search for any sign of current or past bat use. In addition all trees within phase Red were examined from ground level in October 2020 to identify features with potential to support roosting bats and subsequently a single tree was subject to a tree climbing survey in November 2020 on account of its potential roosting features and identified suitability.
4. No evidence of a bat roost, such as staining, droppings or the animals themselves, were recorded in most of the buildings surveyed. The majority of loft voids lacked access points and had a conspicuous presence of cobwebs indicating a lack of disturbance by bats. Evidence of roosting bats was recorded within one dwelling (ref: B1) as approximately 50 bat droppings were recorded on the loft floor. The collected bat droppings were subject to DNA testing and were identified as Common Pipistrelle droppings. The relatively low number of scattered droppings suggests that a small number of Common Pipistrelles have been roosting within this loft void. The tree climbing survey of one tree identified as having potential roosting features recorded no evidence of bats utilising the potential roosting features.
5. Based on the relatively low number of bat droppings recorded the roost is considered to be a summer day roost for a small number of Common Pipistrelles. Nonetheless the development proposals are expected to result in the loss of a single bat roost within the loft void of building B1. Therefore a Natural England European Protected Species (EPS) Licence will be required to undertake the demolition of building B1. The report advises that it is intended that the licence application would be submitted under Natural England's Policy 4 for EPS mitigation licencing (where a lower standard survey effort may be accepted where the cost or delays associated with standard survey requirements would be disproportionate to the additional certainty it would bring; the ecological impacts can be predicted with sufficient certainty and mitigation or compensation will ensure that the licensed activity does not detrimentally affect the conservation status of the local population of any EPS).
6. In this case the report advises that the buildings were subject to emergence surveys in 2017 and the entire site was subject to transect surveys, also in 2017. To undertake further emergence/re-entry surveys on building B1 would cause significant delay to the demolition, which would then cause significant financial implications (as these surveys

## 02 FEBRUARY 2021 PLANNING COMMITTEE

can only be undertaken between May and September). The report advises that further surveys would not provide any further certainty as to the size and significance of the bat roost (as a limited number of bat droppings were found which were subject to DNA testing) and thus the development will result in the loss of a small day roost of a species of low conservation significance only. An appropriate mitigation strategy will be specified in the licence application which will safeguard against the injury/killing of any Common Pipistrelles through soft demolition of the roof structure and void of building B1 under a watching brief of a licenced bat worker. In addition, new bat roosting opportunities will also be provided in close proximity to building B1 to offer alternative roosting opportunities. The numbers, models and location of the proposed bat boxes will be specified in the licence application and be agreed with Natural England and this will represent a net gain of roosting opportunities. A bat box will also be installed on a suitable retained tree prior to demolition to ensure there is a safe alternative roosting site that bats can be moved to during works. The report also advises that this approach is also considered to allow the details pursuant to Condition 40 to be approved prior to the licence application.

7. The landscaping proposals across the whole site will increase the diversity of habitats and provide new foraging and dispersal opportunities for bats and create wildlife corridors to improve connectivity to areas of interest for bats such as the Basingstoke Canal. New bat boxes of various designs will also be installed across the site enhancing roosting opportunities and lighting will be restricted through the construction phase through the Construction and Environmental Management Plan (CEMP) and a sensitive lighting scheme for the development will also limit light spill on features considered to be of interest for bats.

### Condition 41 – reptile survey

8. The gardens and green spaces within phase Red were surveyed in October, November and December for their suitability to support reptile populations. The green spaces within the phase comprise of short mown amenity grassland and offer no suitability for reptiles. Similarly the gardens of the existing dwellings comprise hard surfacing, amenity grassland and planting and small elements of Bramble scrub. Since the properties have become unoccupied the gardens have been left unmanaged resulting in a rougher grass sward structure and some scrub development. However due to the recent unsuitable habitat and the lack of connecting habitat the gardens are considered to offer no suitability for reptiles. There is no reptile constraint to the removal of habitats within this phase.

### Nesting Birds

9. During the surveys for phase Red, a check survey was also made for the presence of nesting birds. Evidence of past nesting in trees and a loft void of one dwelling was recorded. The report advises that all birds receive protection when nesting and suitable nesting habitat should be removed outside of the nesting season. If this cannot be achieved a check survey for nesting birds should be undertaken by an experienced ecologist (Condition 56). As part of the development new open spaces will be established along with shrub and tree planting, wildflower planting and new attenuation features. These features will increase the diversity of habitats when compared to the existing and provide new foraging and nesting opportunities. Bird boxes will also be incorporated into the design of new buildings (Conditions 42 and 44).
10. The Surrey Wildlife Trust has reviewed the information submitted and has no comments in respect of Condition 39 (stag beetle survey) and offers further advice for the applicant



## 02 FEBRUARY 2021 PLANNING COMMITTEE

in respect of Condition 41 (reptile survey). In respect of Condition 40 (bat survey), the Surrey Wildlife Trust have noted the comments in the report and have advised that if the applicant's ecologist has confirmed in writing their confidence to the Council as decision-maker that they are confident as to roost characterisation (i.e. low status roost of a common species) and that any likely adverse impacts to protected species are capable of being mitigated and suitable compensation would be achievable on site given the low numbers and species present, then in this circumstance, the Council may wish to accept the applicant's use of Policy 4 and consider that there is sufficient information to discharge condition 40 of the planning permission.

11. The applicant's Ecologist has subsequently advised that the *"surveys undertaken provide the necessary confidence to characterise the recorded roost and the impacts that the proposed redevelopment of the Red Phase will have on this roost"*. It is further advised that *"the recorded droppings were sent for analysis to confirm that they are attributed to Common Pipistrelle and the number of droppings present is representative of a small number of bats. The mitigation strategy proposed within the Protected Species Survey Report will be agreed with Natural England and will ensure that adverse impacts will be appropriately mitigated and the conservation status of the local bat population is maintained. Compensation for the lost roost will be provided prior to the demolition of the building supporting the roost, while further roost provisions will be installed throughout the Phase Red redevelopment, as detailed in the Ecological Enhancement Strategy, ultimately achieving a net gain in roosting opportunities post-development."*

### **CONCLUSION**

12. In light of the above information and the comments from Surrey Wildlife Trust the details submitted are considered acceptable and would meet the requirements of Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey). The submitted details would also comply with Policy CS7 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0175

### **RECOMMENDATION**

It is recommended that details submitted are **APPROVED** as follows:

Details approved are:

- Protected Species Survey Report (Red Phase) by Ecology Solutions, received on 04.12.2020; and
- Email from Ecologist/Agent dated 11.01.2021.

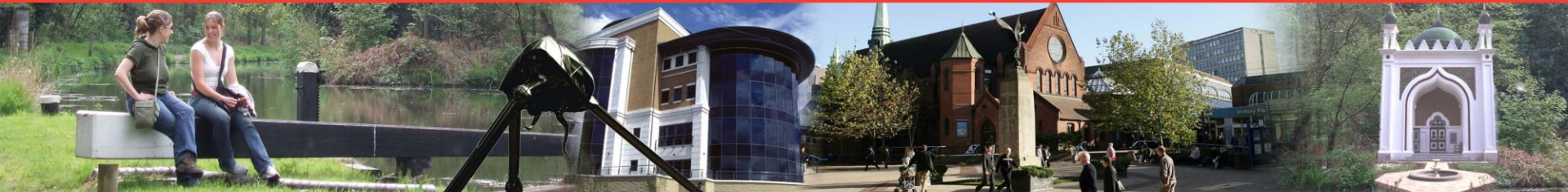
### **Notes to applicant:**

The applicant should consider a precautionary approach to working to include:

- Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
- Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

**Should any Reptiles be discovered during construction, which are likely to be affected by the development, works will cease immediately. The applicant will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.**

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.



## ITEM 6h – COND/2020/0175

# Sheerwater Estate, Albert Drive, Sheerwater, Woking.

Page 145

Partial approval of details pursuant to Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

# Existing Dwellings (B1 – Bat droppings found) – COND/2020/0175







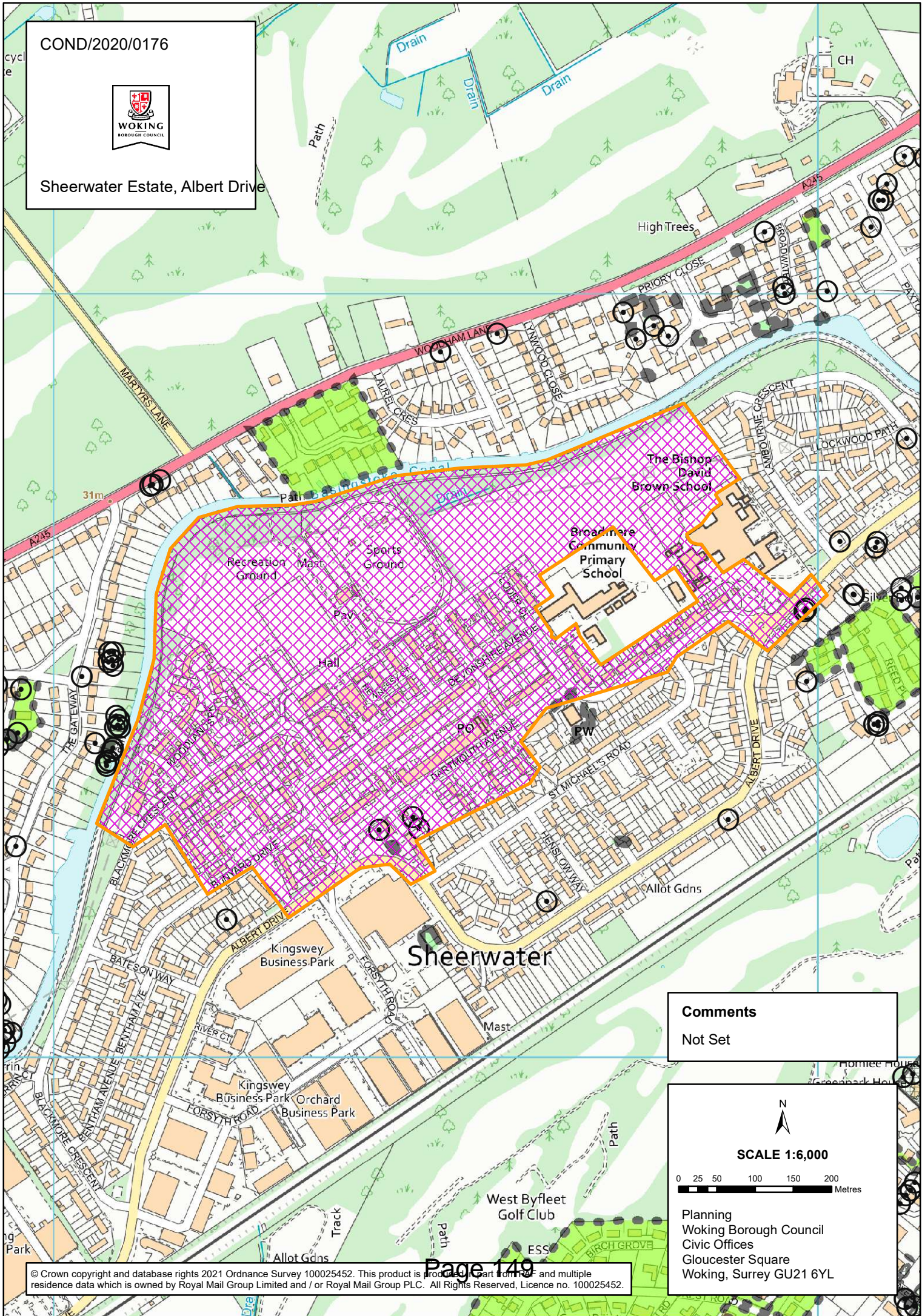




COND/2020/0176



Sheerwater Estate, Albert Drive



**Comments**  
Not Set

N

**SCALE 1:6,000**

0 25 50 100 150 200 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL





6i

COND/2020/0176

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

**APPLICANT:** Pellikaan Construction

**OFFICER:** Joanne Hollingdale

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### **REASON FOR REFERRAL TO COMMITTEE**

Although the applicant is the contractor for the Leisure Centre phase 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 seeks approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

### **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** details submitted.

### **SITE DESCRIPTION**

This conditions application relates to the Leisure Centre phase of the Sheerwater Regeneration. This phase relates to the Leisure Centre which is almost complete and is located within the grounds of Bishop David Brown School. The Leisure Centre phase also includes the sports pitches within the school grounds including the new (3G) artificial grass pitch, which was approved with external sports pitch lighting.

### **PLANNING HISTORY**

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

**PLAN/2018/0374** - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase

## 02 FEBRUARY 2021 PLANNING COMMITTEE

1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

### **PROPOSED DEVELOPMENT**

This conditions application seeks approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

The submitted details include plans of the (3G) artificial grass pitch showing the positions of the lighting columns, plans showing the light spillage, comparison spillage plans with the previously approved details, an external lighting design note and a letter from the applicant's Ecologist.

The external sports pitch lighting has already been installed on the site.

### **CONSULTATIONS**

**Sport England:** We have reviewed the submitted details and consulted with the Football Foundation/Football Association and are satisfied that the information submitted complies with the relevant technical guidance. No objection is raised to the condition being discharged.

**WBC Environmental Health Officer:** There are no concerns to raise for this application.

**Surrey Wildlife Trust:** Provided that the applicant undertakes the actions as detailed in the submitted plans and letter from Ecology Solutions (23 November 2020), we would advise that the information provided is considered to be sufficient to meet the requirements of condition 62.

### **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

#### DM Policies DPD

DM5 – Environmental Pollution

DM7 – Noise and Light Pollution

**PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Condition 62. Only the artificial grass pitch is to be lit with external sports pitch lighting. Under the original planning permission for the site PLAN/2015/1260, a planning condition required the details of the sports pitch lighting to be approved by the Local Planning Authority and this was so approved under COND/2018/0021 on 24.01.2019. When the subsequent Section 73 application was approved under PLAN/2018/0374 the condition was amended to require implementation in accordance with the previously approved details unless otherwise approved in writing by the Local Planning Authority.
2. It is understood that further approval is now being sought for alternative sports pitch lighting due to the improvements made to this technology in the interim. In addition the position of one lighting column is amended to enable easier access for maintenance (the column closest to the canal would be positioned to the east of the centre line of the pitch instead of aligning with the centre line of the pitch). The applicant has advised that the revised scheme submitted for approval has the following benefits:
  - A revised LED light fitting is proposed;
  - The quantity of light fittings is reduced by six (from 18no. to 12no. equating to 2no. per lighting column);
  - The new model is aesthetically similar to the previous model with roughly equal lumen output ratios;
  - The previously approved floodlighting system was to show 1 lux approximately at 91m metre from the centre of the pitch while the new proposed model is to be 1 lux at a maximum of 66m from the centre, a reduction of 27% of the 1 lux contour;
  - Total power and running costs are reduced;
  - There is less lighting overspill onto surrounding areas; and
  - Reduced glare.
3. The details submitted by the applicant advise that the lighting calculations achieve the requirement set out in the planning permission and the canal remains a dark corridor with diffused lighting levels between 2.5 and 1 lux past the modelled tree line. The canal will have a horizontal lux reading no higher than 0.3 lux. It should also be noted that some additional planting is to be provided to the north of the sports pitches which has not been taken account of in the modelling, which should further reduce light spill to the canal. There is no change to the approved number of lighting columns (6no. which would be coloured black) or their height (15m). The hours of use of the external sports pitch lighting is controlled by Condition 114 on planning permission PLAN/2018/0374 and this will not change.
4. In addition to the above the applicant has also advised that the external lighting will be on a timer to automatically switch off outside the approved hours of use. In addition the lighting will also be controlled by photocell to ensure external lighting is held off whilst daylight levels are sufficient.
5. The planning condition relating to the sports pitch lighting enables the LPA to assess the details having regard to the requirements to light the sports pitch, neighbour amenity and ecology. In this regard neither Sport England, the Council's Environmental Health Officer, nor the Surrey Wildlife Trust have raised any objections to the revised details submitted. As noted above the revised details would result in 27% reduction of the 1 lux contour resulting in less overspill and the applicant's Ecologist has reviewed the revised

## 02 FEBRUARY 2021 PLANNING COMMITTEE

details and advised that it is “*clear that the design will result in reduced light spill from that previously considered to be acceptable. I am therefore satisfied that the amended scheme will not give rise to significant adverse effects on bats.*”

### **CONCLUSION**

6. In light of the above comments the details submitted are considered acceptable and would meet the requirements of Condition 62. No objections have been raised to the submitted details by any consultee. The submitted details are also considered to comply with Policies CS7, CS17 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM7 of the DM Policies DPD 2016 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0176

### **RECOMMENDATION**

It is recommended that details submitted are **APPROVED** as follows:

Details approved:

- 3G pitch layout plan by Pozzoni (drawing no. 4235-02\_0912 Rev J) received on 07.12.2020 (except for turnstiles which are to form part of a separate application for LPA approval);
- Elevations/Sections of pitches and lighting columns ‘Multi-Use Games Pitch, Sections’ by BDP (drawing no. SHE-BDP-00-XX-SE-L-00-0021 Rev P04) received on 07.12.2020;
- Spill plan (drawing no. HLS05710 Rev 5 Spill Background) received on 07.12.2020;
- Football pitch layout showing elevations of lights (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Horizontal Spill plan (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Horizontal/Vertical Spill plan (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Lux plan for pitch (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Setting out plan received on 07.12.2020;
- Spill plan – vertical at 0.5m (drawing no. HLS05710 Rev 9) received on 07.12.2020;
- Photo of Philips BVP LED received on 07.12.2020;
- Sports pitch landscape proposals (except for position of floodlighting columns which shall be as shown on plans approved above) (drawing no. SHE-BDP-00-XX-PL-L-90-0130 Rev P04) received on 07.12.2020;
- Spill comparison plan – Rev 9 (drawing no. HLS05710) received on 17.12.2020;
- CalcuLuX Area 7.9.0.0 report (ref: 1211) received on 07.12.2020;
- Photo of light fittings received 09.12.2020;
- Letter from Ecologist by Ecology Solutions dated 23.11.2020 received on 10.12.2020;
- Technical Note relating to external lighting by Ramboll dated 26.11.2020 received on 10.12.2020;
- Email from agent received with Spill Comparison plan received 17.12.2020; and
- Email from agent dated 14.01.2021 confirming sports lighting will be on a timer switch to ensure compliance with the hours of use and a photocell light monitoring equipment will also be installed. **Note to applicant:** Even within authorised hours of use the external sports lighting should be switched off when not in use.

**Note to applicant:** The applicant is advised that the development is required to be implemented in accordance with the approved details.





## ITEM 6i – COND/2020/0176

# Sheerwater Estate, Albert Drive, Sheerwater, Woking.

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Approval of details pursuant to Condition 62 (external sports pitch lighting for the artificial grass pitch) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration, to seek approval for alternative external sports pitch lighting only.

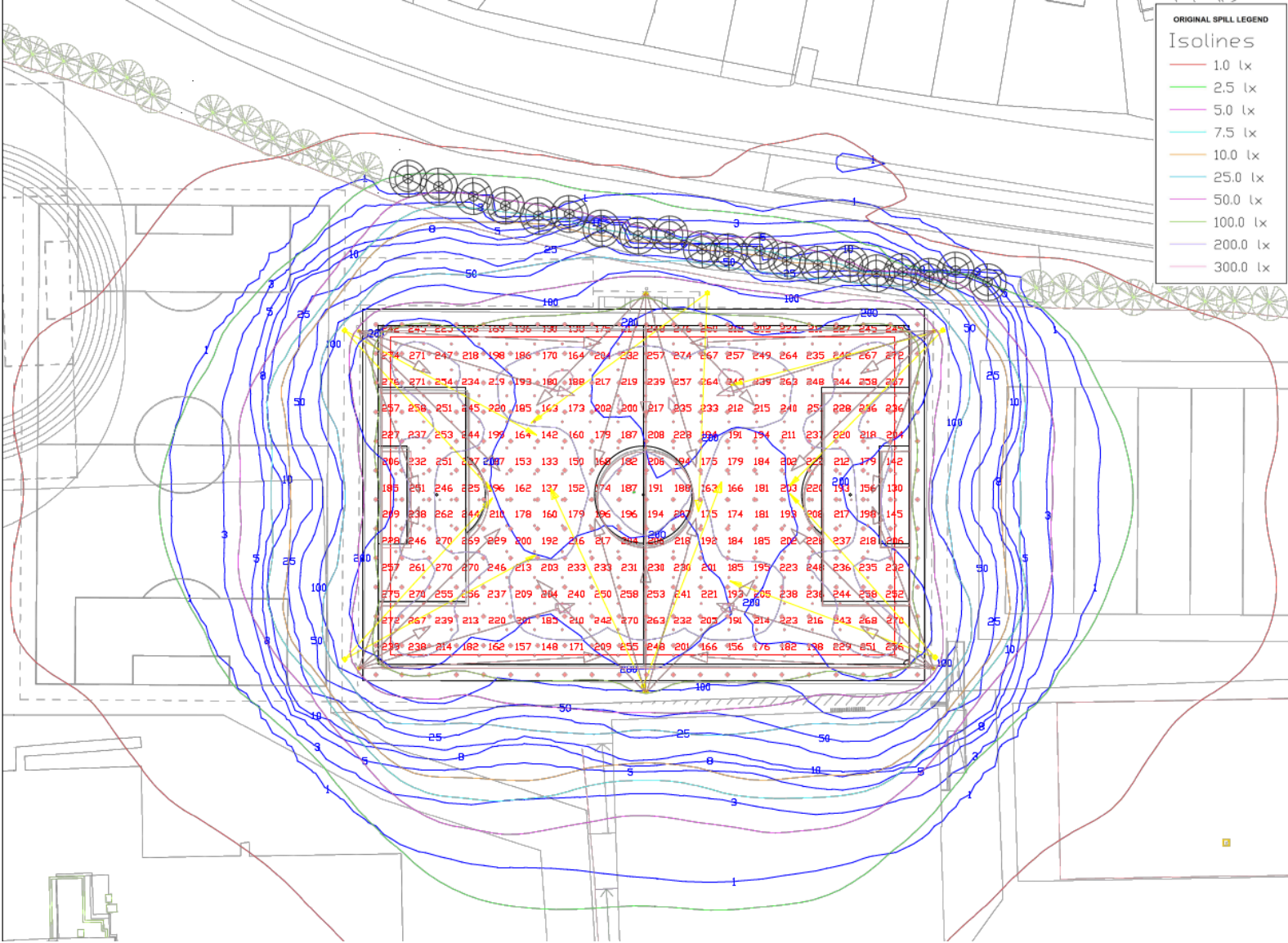
# Sports Pitch Layout Plan – COND/2020/0176



1 Proposed terrace  
 2 Proposed pile - Stag Beetles  
 3 Proposed pile  
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Drawing 61500-1 (XXX-PL-20-0001)  
 All landscape plants to be protected

# Comparison Light Spill Plan – COND/2020/0176



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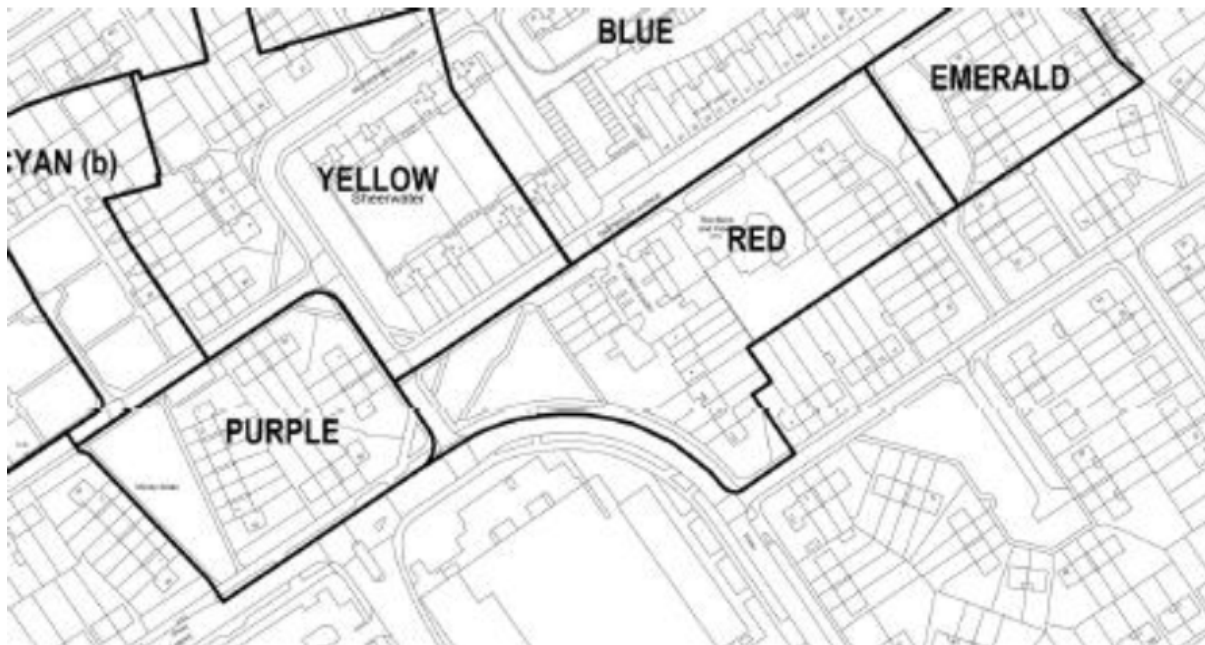




# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2021/0013

Partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



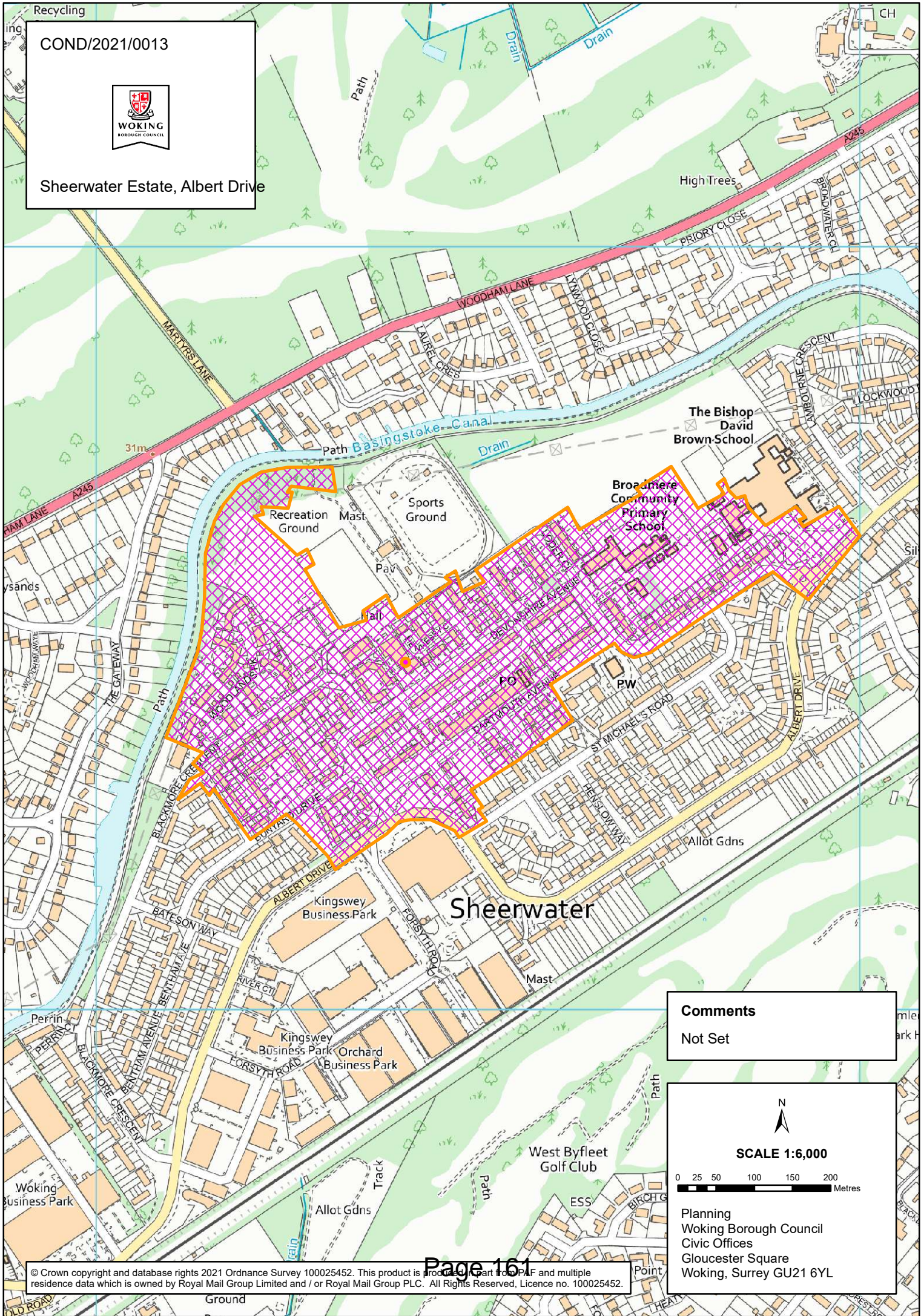




COND/2021/0013



Sheerwater Estate, Albert Drive



**Comments**  
Not Set

N

**SCALE 1:6,000**

0 25 50 100 150 200 Metres

Planning  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey GU21 6YL





6j

COND/2021/0013

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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**REASON FOR REFERRAL TO COMMITTEE**

Although the applicant is the contractor for phase Purple 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 seeks approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for Phase Purple only of planning permission PLAN/2018/0337.

**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** details submitted.

**SITE DESCRIPTION**

This conditions application relates to the first phase of the residential development for the Sheerwater Regeneration. The first residential phase, known as phase Purple is under construction. This phase is located opposite Asda and lies between Albert Drive, Devonshire Avenue and Bunyard Drive.

**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

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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.

**COND/2020/0010** – Partial approval of details pursuant to condition 45 (external materials) for facing brick only for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration. Approved 22.01.2020

**COND/2020/0047** - Partial approval of details pursuant to condition 45 (external materials) for the metal standing seam cladding (and rain screen cladding), reconstituted stone band, glazing frames, perforated panels and guardrails for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration. Approved 09.04.2020

**COND/2020/0062** - Partial approval of details pursuant to condition 45 (external materials) for the perforated panel design for the apartment building and townhouses for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration. Approved 27.05.2020

### **PROPOSED DEVELOPMENT**

This conditions application seeks approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Details and samples of all of the proposed hard surfacing materials for phase Purple have been provided with the application as follows:

<b>Material Reference</b>	<b>Area to be used</b>	<b>Proposed Material</b>
R01	Main Road	Concrete Asphalt Road (black) (sample not provided/required)
P06	Block Paving - Access to Podium Car Park	Tobermore Sienna 60mm Graphite colour
P07	Concrete Block paving - Public realm footway along Albert Drive, Devonshire Avenue and Bunyard Drive	Tobermore Hydropave Sienna Duo Silver colour
P09	Permeable Concrete Block	Tobermore Hydropave Tegular Duo Slate

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	paving – On street Parking bays	Grey colour (permeable)
P13	Self-binding permeable gravel to Murray Green paths/within open space	Breddon Gravel Golden Amber Colour (permeable)
P22	Concrete Block Paving (Footway/highway rain garden margins)	Tobermore Sienna 60mm Silver Colour
P26	Permeable Concrete Block Paving – Private residential gardens ground floor (front gardens/terraces)	Tobermore Hydropave Tegular Duo Cedar Colour (permeable)
P40	‘No-dig’ Permeable Block paving	Tobermore Hydropave Sienna Duo Silver Colour (permeable)
P41	Tactile Paving – pedestrian crossing points	Tobermore Tactile Blister Flags Buff Colour
P41a	Tactile Paving	Tobermore Hazard Warning Flags Buff Colour
K1	Conservation Concrete Kerb (flush)	Tobermore GB Country Kerb Granite Colour
K2	Conservation Concrete Kerb (125mm show)	Tobermore GB Country Kerb Granite Colour
K3	Conservation Concrete edging	Tobermore Country Edging Granite Colour
K12	Double height Conservation Concrete Kerb	Tobermore GB Country Kerb Granite Colour
K16	Conservation Concrete Kerb (150mm upstand) to Podium level	Tobermore GB Country Kerb Granite Colour
P27	Concrete Block Paving – Podium gardens to town houses	Tobermore Hydropave Tegular Duo Cedar Colour (permeable)
P29	Stepping stones – Podium landscaping	Tobermore Fusion Silver Colour (permeable)
P30	Concrete Block Paving – Podium landscaping central seating area	Tobermore Hydropave Tegular Duo Bracken Colour (permeable)
P34	Concrete Slab paving – Podium paving and Apartment Terrace level 5	Tobermore Hydropave Textured Flags Slab Paving Natural Colour (permeable)
RS2	Rubber Wet Pour Safety Surfacing – Podium landscaping	Wet Pour Safety Surfacing Earth Blend Colour (permeable)
M01	Metal edging to Podium landscaped areas	Corten (rust colour)
M02	Metal edging to Podium, raised planting beds	Corten (rust colour)
	Aluminium decking - Balcony levels 1-4	AliDeck Senior Balcony Board Sand Colour

All in accordance with the samples received by the Local Planning Authority on 20.01.2021 and materials to be used in areas as shown on the plans submitted with this application.

**CONSULTATIONS**

None required

**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

CS21 – Design

CS24 – Woking’s Landscape and Townscape

**PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Condition 45 relating to the hard surfacing materials. It can be noted from the planning history that the other external materials for the phase were approved last year.
2. The proposed hard surfacing materials reflect the hard surfacing material types as specified on the plans approved under PLAN/2018/0337. All of the hard surfacing materials for the public realm areas follow a grey, silver grey and granite colour palette, except for the functional blister/warning flags. The public realm hard surfacing materials are considered to be complimentary to the external materials for the apartments and dwellings and would provide a high quality finish for the hard surfacing areas for the phase. This palette of materials is also considered to tone in well (albeit with a lighter colour) with the retained footway surfacing materials outside of the application site, which the new surfacing will abut.
3. For the more ‘private’ and communal areas of the development e.g. front gardens, terraces, communal podium landscaped area and private balconies etc. there is some slight variation in the colours of the hard surfacing materials to reflect the different uses of these areas and to provide sufficient visual interest to the communal podium garden area. The variation in the colour includes the use of natural slab paving and slightly warmer tone colours of ‘Cedar’ and ‘Bracken’ paving to express different areas of the podium. The Corten metal surfacing to be used for the raised planters and edging would provide an attractive warm (rust) colour for these features. These hard surfacing materials are also considered to be of high quality and would reflect the overall character of the development.
4. Overall the proposed materials are considered to provide an attractive and high quality finish for the hard surfacing materials which the other later phases of the development will be able to reflect where consistency is required and be complimentary where variations are required to suit the approved design approach. Whilst the development is being constructed in phases, the hard surfacing materials should blend through the later phases so that the appearance of the development is coherent and of high quality.

**CONCLUSION**

5. The details submitted are therefore considered to be acceptable and would meet the requirements of Condition 45 relating to the hard surfacing materials. The submitted details are also considered to comply with Policies CS21 and CS24 of the Woking Core



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Strategy 2012 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2021/0013

### **RECOMMENDATION**

It is recommended that details submitted are **APPROVED** as follows:

Details approved:

- The hard surfacing material schedule detailing the approved materials including brand name, product and colour is attached to this decision letter; all materials to be in accordance with the samples as received by the Local Planning Authority on 20.01.2021 [*Officer Note: Schedule to be as detailed in the proposed development section of this report*]
- External Paving Materials Report by Tri External Landscape Design (ref: SHE-TRI-P0-XX-RP-L-90-1033) received by the Local Planning Authority on 21.01.2021;
- General Arrangement – Phase Purple Level 00 Areas of Paved Surface (SHE-TRI-P0-00-PL-L-90-0033) received by the Local Planning Authority on 21.01.2021;
- General Arrangement – Phase Purple 1<sup>st</sup> Floor Areas of Paved Surface (SHE-TRI-P0-01-PL-L-90-0031) received by the Local Planning Authority on 21.01.2021;
- Apartment and Balcony Terrace Finishes (SHE-WIA-P1-XX-PL-A-01\_0028 Rev A) received by the Local Planning Authority on 21.01.2021, and
- AliDeck Senior Balcony Board Specification Data Sheet received by the Local Planning Authority on 21.01.2021; and
- Photograph of AliDeck board in Sand Colour as confirmed by email dated 21.01.2020 and all received by the Local Planning Authority on 21.01.2021.

**Note to applicant:** The applicant is advised that the approved details relate to phase Purple only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.





# ITEM 6j – COND/2021/0013

## Sheerwater Estate, Albert Drive, Sheerwater, Woking.

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Partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



**SECTION C**

**APPLICATION REPORTS NOT TO BE  
PRESENTED BY OFFICERS UNLESS REQUESTED  
BY A MEMBER OF THE COMMITTEE**

**(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)**

