

# 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, 16 March 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 23 February 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 5 - 6)

6. Planning Applications (Pages 7 - 10)

**Section A - Applications for Public Speaking**

6a. 2020/0907 Woodlands, Sheerwater Road, West Byfleet (Pages 13 - 38)

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

6b. 2020/0102 Westfield Football Club, Kingfield Road, Woking (Pages 41 - 52)

6c. 2020/1124 Units 1 And 2 Morris House, 34 Commercial Way, Woking (Pages 53 - 64)

6d. 2020/1121 Glades House, Cemetery Pales, Brookwood, Woking (Pages 65 - 74)

6e. 2020/0994 Manor Cottage, Manor Road, Horsell, Woking (Pages 75 - 84)

6f. 2021/0104 77 Strathcona Gardens, Knaphill, Woking (Pages 85 - 92)

6g. COND/2020/0186 Land Adjacent To Units 15 & 16 Kestrel Way, Woking (Pages 93 - 100)

6h. COND/2021/0004 9 - 13 Poole Road and Sections of Poole Road, Goldsworth Road & Church Street West, Woking (Pages 101 - 110)

6i. COND/2021/0023 Land At Sythwood Reserved for Bypass, Sythwood, Woking (Pages 111 - 118)

6j. COND/2020/0167 Sheerwater Estate, Albert Drive, Sheerwater, Woking (Pages 119 - 126)

6k. COND/2020/0185 Sheerwater Estate, Albert Drive, Sheerwater, Woking (Pages 127 - 134)

6l. COND/2020/0183 Sheerwater Estate, Albert Drive, Sheerwater, Woking (Pages 135 - 142)

6m. COND/2020/0164 Sheerwater Estate, Albert Drive, Sheerwater, Woking (Pages 143 - 152)

6n. COND/2020/0184 Sheerwater Estate, Albert Drive, Sheerwater, Woking (Pages 153 - 160)

6o. COND/2021/0032 Sheerwater Estate, Albert Drive, Sheerwater, Woking (Pages 161 - 168)

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

6p. PLAN/2020/0363 Twisted Stone Golf Club, Pyrford Road, Woking (Pages 171 - 182)

AGENDA ENDS

Date Published - 8 March 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 – 16 MARCH 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, Head of Legal and Democratic Services

**Date Published:**

8 March 2021

#### APPEALS LODGED

2019/1141

Application for Demolition of all existing buildings including existing footbridge to Victoria Way Car Park and redevelopment of site to provide a new building ranging from 5x to 28x storeys plus basement level comprising up to 366x residential units (Use Class C3), commercial (Use Classes A1/A2/A3) and community uses (Use Classes D1/D2) at ground floor and first floor level and associated internal and external amenity spaces, basement level car parking, cycle parking, bin storage, ancillary facilities, plant, new public realm, landscaping and highway works at Crown Place, Chertsey Road, Woking, Surrey GU21 5AJ

Refused by Planning Committee  
17 March 2020.  
Appeal Lodged  
18 February 2021.

2020/0775

Application for Erection of extensions to existing rear dormer and formation of new dormer in place of existing gable at 94 Hermitage Woods Crescent, St Johns, Woking, Surrey, GU21 8UF.

Refused by Delegated Authority  
4 January 2021.  
Appeal Lodged  
18 February 2021.

2019/1214

Application for Removal of Condition 3 (Use of Garage) of planning permission ref: PLAN/2004/1192 dated 25.11.2004 to allow the garage to be used as an annexe for the sole enjoyment of the main dwelling along with a single storey rear addition to the garage (Retrospective) at 30 Winern Glebe, Byfleet, West Byfleet, Surrey KT14 7LT.

Refused by Planning Committee  
8 September 2020.  
Appeal Lodged  
18 February 2021.

2020/0453

Application for Single storey front and side extension and a two and a half storey rear extension with associated landscaping and hardstanding at Dilnasheen, Pyle Hill, Sutton Green, Woking, Surrey GU22 0SR

Refused by Delegated Authority  
14 December 2020.  
Appeal Lodged  
2 March 2021.

### **APPEALS DECISION**

2020/0847

Application for erection of single storey rear extension, formation of rear dormer window and alterations to rear roof form and rear fenestration at Little Gables, Scotts Grove Road, Chobham Woking, GU24 8DX.

Refused by Delegated Authority  
26 November 2020.  
Appeal Lodged  
28 January 2021.  
Appeal Dismissed  
3 March 2021.

## PLANNING COMMITTEE AGENDA

### PLANNING APPLICATIONS AS AT 16<sup>TH</sup> MARCH 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

16 March 2021

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0006A	Woodlands, Sheerwater Road, West Byfleet, Surrey, KT14 6AH	PLAN/2020/0907	LEGAL	BWB
0006B	Westfield Football Club, Kingfield Road, Kingfield, Woking, Surrey, GU22 9BA	PLAN/2020/0102	PER	HV
0006C	Units 1 And 2 Morris House, 34 Commercial Way, Woking, Surrey	PLAN/2020/1124	PER	C
0006D	Glades House, Cemetery Pales, Brookwood, Woking, Surrey, GU24 0BL	PLAN/2020/1121	PER	HE
0006E	Manor Cottage, Manor Road, Horsell, Woking, Surrey, GU21 4RY	PLAN/2020/0994	PER	HO
0006F	77 Strathcona Gardens, Knaphill, Woking, Surrey, GU21 2AZ	PLAN/2021/0104	PER	KNA
0006G	Land Adjacent To Units 15 & 16, Kestrel Way, Woking, Surrey, GU21 3BA	COND/2020/0186	PER	HO
0006H	9 - 13 Poole Road, And Sections Of Poole Road, Goldsworth Road And Church Street West, Woking, Surrey	COND/2021/0004	PER	C
0006I	Land At Sythwood Reserved For Bypass, Sythwood, Woking, Surrey, GU21 3BE	COND/2021/0023	PER	HO
0006J	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0167	PER	C
0006K	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0185	PER	C
0006L	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0183	PER	C
0006M	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0164	PER	C
0006N	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2020/0184	PER	C
0006O	Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	COND/2021/0032	PER	C
0006P	Twisted Stone Golf Club, Pyrford Road, Woking, Surrey, GU22 8UE	PLAN/2020/0363	ENFREF	PY

**SECTION A - 6A**

**SECTION B - 6B-6O**

**SECTION C - 6P**

**PER - Grant Planning Permission**

**LEGAL - Grant Planning Permission Subject To Compliance Of A Legal Agreement**

**ENFREF - Refuse with Enforcement**



**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)**





# Woodlands, Sheerwater Road, West Byfleet, Surrey

PLAN/2020/0907

Erection of a three storey building including accommodation in the roof space comprising 8x self-contained flats following demolition of existing dwelling and ancillary buildings and provision of associated bin and cycle storage, parking, retaining walls and landscaping

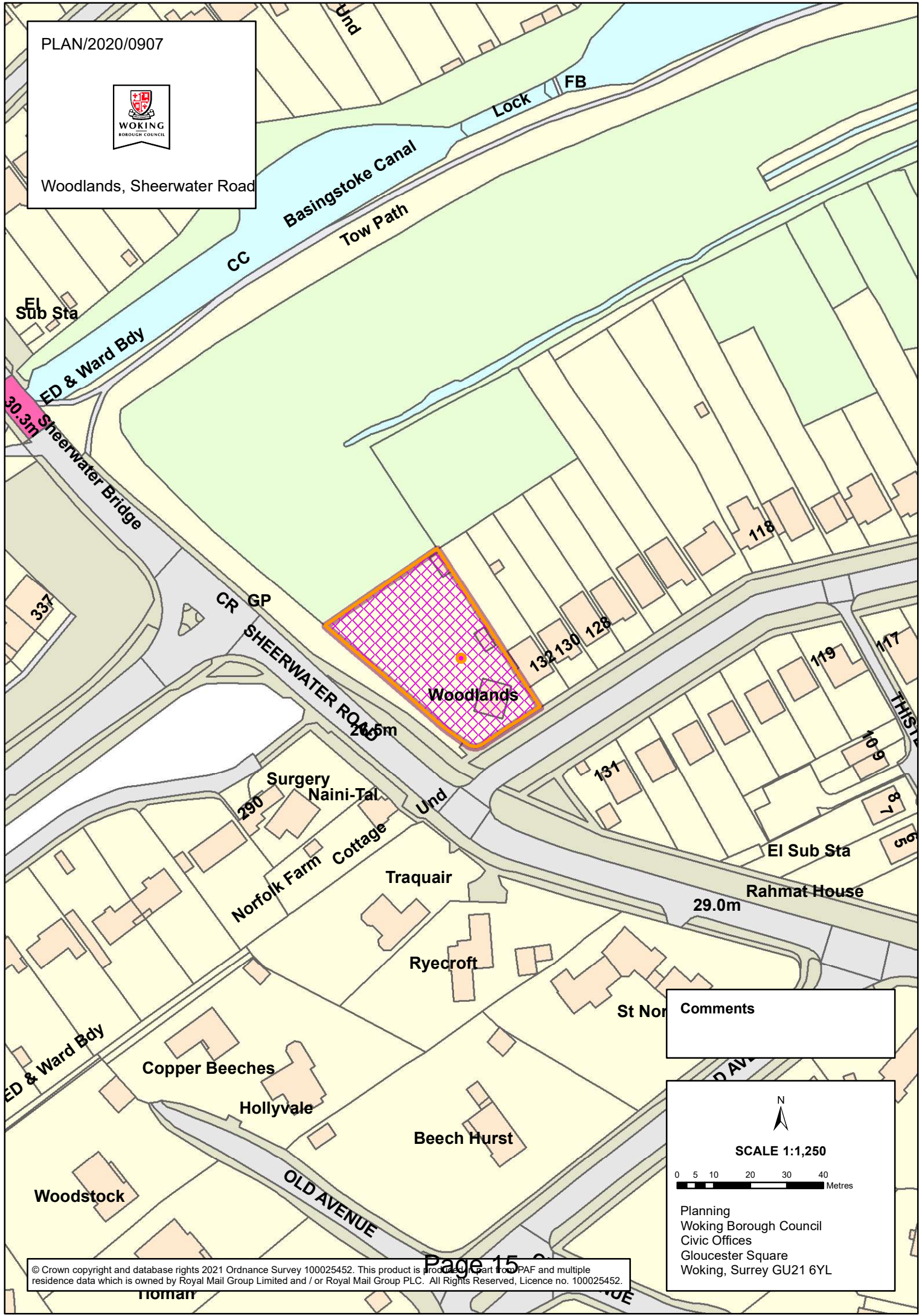




PLAN/2020/0907



Woodlands, Sheerwater Road



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



6a PLAN/2020/0907

WARD: BWB

**LOCATION:** Woodlands, Sheerwater Road, West Byfleet, Surrey, KT14 6AH

**PROPOSAL:** Erection of a three storey building including accommodation in the roof space comprising 8x self-contained flats following demolition of existing dwelling and ancillary buildings and provision of associated bin and cycle storage, parking, retaining walls and landscaping

**APPLICANT:** Mr Guarino Pasqualino

**OFFICER:** David Raper

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**REASON FOR REFERRAL TO COMMITTEE:**

The proposal falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation due to the number of dwellings proposed.

**SUMMARY OF PROPOSED DEVELOPMENT**

The proposal is for the erection of a three storey building including accommodation in the roof space comprising 8x self-contained flats (7x two bedroom and 1x one bedroom) following demolition of existing dwelling and ancillary buildings. The proposal includes car parking with 16x spaces along with a detached cycle store building to the rear and an integral bin store in the main building.

**PLANNING STATUS**

- Urban Area
- Urban Open Space (part of site)
- Basingstoke Canal Conservation Area (part of site)
- Surface Water Flood Risk Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

**RECOMMENDATION**

GRANT planning permission subject to conditions and Section 106 Agreement..

**SITE DESCRIPTION**

The proposal site forms a large, prominent corner plot and is accessed via Woodlands Avenue and is bounded by Sheerwater Road to the west. The site is occupied by a single storey dwelling dating from the 1950s which is orientated at an angle in its plot. The proposal site features a large rear garden and includes an area of mature tree cover to the rear. The rear portion of the site forms part of the Basingstoke Canal Conservation Area which lies to the north and the rear portion of the site is also formally designated as Urban Open Space. Woodlands Avenue is a tree-lined residential road characterised predominately by two storey and chalet-style detached dwellings of similar ages. Sheerwater Road is characterised by larger detached dwellings in a lower density layout and dwellings to the south form part of the Old Avenue Conservation Area. There is a change in levels across the site with the site sloping down towards the canal to the rear; Sheerwater Road is positioned at a higher level than the majority of the site and an embankment borders the site to the west.



**RELEVANT PLANNING HISTORY**

- PLAN/2018/1193 - Erection of a three storey building comprising 9x self-contained flats (8x two bedroom & 1x one bedroom) following demolition of existing dwelling and ancillary buildings and provision of associated bin and cycle storage, parking, retaining walls and landscaping – REFUSED 10/01/2019 for the following reasons (subsequently dismissed at appeal under ref: APP/A3655/W/19/3222813):

*01. The proposed development, by reason of the height, bulk, siting and design of the development and the extent of development across the site, would result in an unduly prominent, dominating and incongruous development which fails to respect the prevailing character, height, scale, pattern and grain of development in the area and would result in a cramped and contrived overdevelopment of the site. The proposal would consequently result in a significantly harmful impact on the character of the surrounding area, and would consequently fail to preserve or enhance the special character or setting of the Basingstoke Canal and Old Avenue Conservation Areas, contrary to Woking Core Strategy (2012) policies CS20 'Heritage and Conservation', CS21 'Design' and CS24 'Woking's Landscape and Townscape', Woking DMP DPD (2016) policy DM20 'Heritage Assets and their Settings', the Core Objectives and policies BE1 'Development Character' and BE2 'New Housing Quality' of The West Byfleet Neighbourhood Development Plan (2017), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2018).*

*02. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards avoidance measures, it cannot be determined that the proposed additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Woking Core Strategy (2012) policy CS8 'Thames Basin Heaths Special Protection Areas', the Thames Basin Heaths Avoidance Strategy (2010 - 2015), saved policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 - the "Habitats Regulations").*

- PLAN/2018/0378 - Erection of a three storey building and detached two storey building to the rear comprising a total of 10x self-contained flats (9x two bedroom & 1x one bedroom) following demolition of existing dwelling and ancillary buildings and provision of associated bin and cycle storage, parking, retaining walls and landscaping – REFUSED 18/10/2018 for the following reasons (subsequently dismissed at appeal under ref: APP/A3655/W/18/3218094):

*01. The proposed development, by reason of the height, bulk, siting and design of the development and the extent of development across the site, would result in an unduly prominent, dominating and incongruous development which fails to respect the prevailing character, height, scale, pattern and grain of development in the area and would result in a cramped and contrived overdevelopment of the site. The proposal would consequently result in a significantly harmful impact on the character of the surrounding area, and would consequently fail to preserve or enhance the special character or setting of the Basingstoke Canal and Old Avenue Conservation Areas, contrary to Core Strategy (2012) policies CS20 'Heritage and Conservation', CS21 'Design' and CS24 'Woking's Landscape and Townscape', Woking DMP DPD (2016) policy DM20 'Heritage Assets and their Settings', the Core Objectives and policies BE1 'Development Character' and*

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*BE2 'New Housing Quality' of The West Byfleet Neighbourhood Development Plan (2017), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2018).*

- 02. In the absence of appropriate surface water drainage information, it has not been demonstrated that the proposed development would incorporate an adequate sustainable surface water drainage system. The proposal is therefore contrary to Core Strategy (2012) policy CS9 'Flooding and water management', House of Commons: Written Statement (HCWS161) 'Sustainable drainage systems' and the NPPF (2018).*
- 03. The proposed development would fail to meet the minimum parking standards set out by The West Byfleet Neighbourhood Development Plan (2017) and it has not been demonstrated that the under-provision would not lead to undue pressure on local on-street parking. Consequently the Local Planning Authority cannot be satisfied that there would be no adverse effect upon the free flow of traffic or car parking provision within the locality; the proposal is therefore contrary to policy BE6 'Residential parking provision' of The West Byfleet Neighbourhood Development Plan (2017).*
- 04. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards avoidance measures, it cannot be determined that the proposed additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Core Strategy (2012) policy CS8 'Thames Basin Heaths Special Protection Areas', the Thames Basin Heaths Avoidance Strategy (2010 - 2015), saved policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 - the "Habitats Regulations").*
- 05. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards affordable housing, it cannot be determined that the proposed dwelling would make sufficient contribution towards affordable housing. The proposal is therefore contrary to Core Strategy (2012) policy CS12 'Affordable Housing', Supplementary Planning Document 'Affordable Housing Delivery' (2014) and the NPPF (2018).*

### **CONSULTATIONS**

- **County Highway Authority:** No objection subject to conditions.
- **Drainage and Flood Risk Engineer:** No objection subject to conditions.
- **Arboricultural Officer:** No objection subject to conditions.
- **Scientific Officer:** No objection subject to conditions.
- **County Archaeological Officer:** No objection.
- **Surrey Wildlife Trust:** No objection subject to conditions.
- **West Byfleet Neighbourhood Forum:** Object for the following reasons:

*"The Forum OBJECTS to the application on the following grounds with reference to the West Byfleet Neighbourhood Development Plan (WBNDP) as well as the Woking*

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*Core Strategy, the Woking Management Policies Development Plan and the Woking Design Supplementary Planning Document. Further direction is taken from the Appeal Inspector's Report dated 27th February 2020.*

- *The introduction of a bulky block of flats, which is still effectively three storey, in an area of modestly sized two storey detached family houses and maisonettes is incongruous and fails to respect the existing built environment. The resiting of the building closer to the corner to improve access makes it even more prominent and intrusive. (WBNDP BE1&2).*
- *The prominence of the site increases its sensitivity to the proposed inappropriate and inconsonant building.*

*Each amendment in the current application compared to the previous Applications is relatively minor and even cumulatively are clearly insufficient to overcome the reasons the first two Applications were refused and the subsequent Appeals dismissed."*

### **REPRESENTATIONS**

A total of 26x objections have been received, including one from the Byfleet, West Byfleet and Pyrford Residents' Association, raising the following summarised concerns:

#### *Highways and Parking:*

- Proposal would provide insufficient parking
- Woodlands Avenue is already heavily parked and the proposal would exacerbate this
- The proposed access is close to the junction with Sheerwater Road which is already dangerous and congested
- Parking on verges is a problem on Woodlands Avenue
- Proposal would impact on highway and pedestrian safety
- Proposal would increase congestion in the area

#### *Impact on Character:*

- Proposal is out of character and out of scale with the area
- The proposed building is too tall
- The local area is characterised by two storey development whereas the proposal would be three storeys
- Proposal would result in an overdevelopment of the site
- Proposal should not be compared to blocks of flats to the north; these are a considerable distance away, are not close to the Conservation Area and are set-back from the road
- Proposal does not comply with The West Byfleet Neighbourhood Development Plan which seeks to maintain a strong green character and to maintain the character of Housing Character Zones
- Flats are out of character with the area; the proposal site would be better developed with houses
- Proposal is on Woodlands Avenue and should not be compared to other developments on Sheerwater Road
- Proposal would detract from nearby Conservation Areas
- Proposed building would be sited too close to boundaries and would breach the building line
- The proposal site is garden land and not brownfield land
- Other applications have been refused along Woodlands Avenue in the past (PLAN/2008/1092, PLAN/2010/0477 & PLAN/2010/1205)

#### *Impact on Ecology and Trees:*



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- The current garden acts as a buffer to the Basingstoke Canal Site of Special Scientific Interest (SSSI) which would be lost
- The proposed development would impact on wildlife, including bats
- The applicant has already removed a significant number of trees

### *Other concerns:*

- The proposal is very similar to two previously refused applications which were both dismissed at appeal
- The applicant has not overcome the previous reasons for refusal
- Proposal would result in overlooking
- Vehicle movements would cause noise disturbance
- There is more of a need for family houses, there is no shortage of flats
- The Rive Ditch is prone to flooding and the proposal could increase risk of flooding
- Proposal would place further pressure on the existing sewerage system

In addition to the above, a total of 8x representations have been received expressing support for the proposal. These representations make the following summarised comments:

- More homes are needed in the area
- The bulk and mass has been reduced
- Proposal has addressed the comments from the appeal Inspector

### **RELEVANT PLANNING POLICIES**

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

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving and enhancing the historic environment

#### Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM10 - Development on Garden Land

DM20 - Heritage Assets and their Settings

#### Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS17 - Open space, green infrastructure, sport and recreation

CS18 - Transport and accessibility

CS20 - Heritage and Conservation

CS21 - Design

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

#### The West Byfleet Neighbourhood Development Plan (WBNDP) (2017):

Core Objectives

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BE1 - Development character  
BE2 - New housing quality  
BE6 - Residential parking provision

### Supplementary Planning Documents (SPDs):

Parking Standards (2018)  
Woking Design (2015)  
Affordable Housing Delivery (2014)  
Outlook, Amenity, Privacy and Daylight (2008)

### Other guidance:

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015  
Community Infrastructure Levy (CIL) Charging Schedule (2015)  
Waste and recycling provisions for new residential developments  
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area

In addition to the above, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have 'special regard' to preserving or enhancing the character of conservation areas and states that: 'with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in sub section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

## **PLANNING ISSUES**

### Impact on Character and on Conservation Areas:

#### *Background:*

1. Two previous applications on the proposal site have been refused (PLAN/2018/0378 and PLAN/2018/1193; see Planning History). Both planning applications involved the erection of three storey blocks of flats and were refused by the Local Planning Authority partly due to the height, bulk, siting and design of the development, the extent of development across the site and the resulting detrimental impact on the character of the area and a failure to preserve or enhance the special character of the Basingstoke Canal and Old Avenue Conservation Areas. Both applications were subsequently dismissed at appeal (APP/A3655/W/18/3218094 and APP/A3655/W/19/3222813) in a linked appeal decision.
2. The contents of this appeal decision is considered a very strong material consideration in the determination of the current application and the current application must overcome the concerns of the appeal Inspector in order to be considered acceptable.

#### *Policy Context:*

3. Woking Core Strategy (2012) policy CS21 'Design' requires development proposals to "*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*". Section 12 of the NPPF (2019) 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*" and requires proposals to "*add to the overall quality of the area...*", to be "*visually attractive as a result of good*

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*architecture...” and “sympathetic to local character and history, including the surrounding built environment...”.*

4. The proposal site is in the West Byfleet Neighbourhood Plan area and The West Byfleet Neighbourhood Development Plan (WBNDP) (2017) therefore applies. One of the Core Objectives of the WBNDP (2017) is *“To ensure that changes to the built environment in West Byfleet complement the strong green character and ‘village feel’ of The Area, sustain the distinctiveness of the different housing character zones (see Section 2.3.1) and conserve local heritage assets”* and *“To maintain, enhance and protect the distinctive and special character of West Byfleet by ensuring high quality design and construction in both residential and commercial development”*. Policy BE2 ‘New Housing Quality’ of the WBNDP (2017) states that *“Proposals for new residential development should demonstrate good design and should contribute positively to creating a sense of place”* whilst policy BE1 ‘Development Character’ states that *“Residential development should complement the character of the Housing Character Zone in which it is located”*. The proposal site falls within Housing Character Zone B ‘Hollies and Woodlands Avenue’ which is defined as comprising 1930s development of bungalows and two storey houses.
  
5. Part of the proposal site forms part of the Basingstoke Canal Conservation Area and opposite the site to the south is the Old Avenue Conservation Area. Woking Core Strategy (2012) policy CS20 ‘Heritage and Conservation’ and Woking DMP DPD (2016) policy DM20 ‘Heritage Assets and their Settings’ establish a presumption in favour of preserving or enhancing the character of Heritage Assets. Furthermore, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have ‘special regard’ to preserving or enhancing the character of conservation areas. The NPPF (2019) attaches great weight to the desirability of preserving and enhancing Heritage Assets, including Conservation Areas and states that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification... Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”*
  
6. The special character of the Basingstoke Canal Conservation Area is considered to be derived from the green and open character along the length of the canal, the absence of development and the predominance of tree cover and vegetation which creates a green ‘oasis’ running through the Borough. Similarly, the Old Avenue Conservation Area is characterised by low density development and a spacious, green and sylvan character. The characteristics of the Conservation Areas can be found in the immediate area outside the boundaries of the Conservation Areas.

### *Appeal Decision:*

7. In dismissing the appeals against the two previously refused applications on the proposal site, the Inspector noted that the proposed building:

*“...would be clearly seen from the road as a largely 3-storey building. The significant south-eastern end of the building, due to its height, scale, general massing effect, position on the higher part of the site and with the tallest section*

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*very close to the site boundary, would be a particularly prominent feature of that corner plot location...*

*... Due to the above factors relating to its prominence, in the context of the plot's current open and spacious nature, the openness of the CA's setting, and the verdant character of the CA, that main building relating to both appeals would be a jarring and dominating built form. As a result, although the proposed development would be well screened from the footpath alongside the canal within the CA, as seen from the above vantage points on adjacent roads, the setting of the CA would be harmfully compromised. Furthermore, due to those same factors, when compared with other existing development in the immediate vicinity, it would be an uncharacteristically dominant feature within the Sheerwater Road streetscene"*

8. With regards to the impact on the Hollies and Woodlands Avenue Housing Character Zone (HWAHCZ) and the impact on the character of the street scene along Woodlands Avenue, the Inspector felt that:

*"...there would be a greater separation between the proposed building and the adjacent No 132 Woodlands Avenue than the generally closer relationship between the existing dwellings in the street. Together with the height progression of the proposed building away from No 132, the highest part being set well away from that property, the increase in height from that of No 132 would not be stark or jarring, particularly given the location at the periphery of the HWAHCZ. The proposed development would also complement those existing houses in Woodlands Avenue in terms of use of materials and degree of set back from the road It would therefore not be a dominating feature of the HWAHCZ in itself"*

9. The Inspector did not therefore agree with all the concerns raised by the Local Planning Authority in the refusal reasons. The appeals were dismissed primarily due to the height, scale and massing of the building and it's largely three storey appearance. The Inspector felt that the previously refused developments would be jarring and dominant forms of development which would harm the setting of the Basingstoke Canal Conservation Area which is open, verdant and spacious in nature, and the character of the street scene along Sheerwater Road generally.

### Assessment:

10. The current proposal is also for a block of flats however the building has been designed as a predominately two storey building with accommodation in the roof space served by dormer windows and gables. This is considered a significant change compared to the previously refused schemes which had three fully expressed storeys. The proposed building would have an eaves height which is 1.7m lower in height than the previously refused schemes and with a maximum ridge height which is 1.8m lower.
11. The projecting element to the rear, which is the element closest to the Basingstoke Canal Conservation Area to the rear, would be 1.7m lower in height than the previously refused schemes and would project into the rear of the site by 8.4m, which is 3m less than the previously refused schemes. Coupled with being predominately two storeys with accommodation in the roof space facilitated by dormer windows, this element of the proposal is considered to have a significantly reduced bulk and mass compared to the previously refused schemes and the proposed building would have a more consolidated footprint and form.

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12. The Council considered parts of the roof form of the previously refused schemes to be awkward and contrived in nature. These elements have been removed from the current scheme and the proposal is considered to present an acceptable overall roof form. Whilst the Council previously objected to the spread of development across the site and the visual impact of the car parking and retaining walls, the Inspector did not object to these elements. In this context, these elements are considered acceptable and further details of hard and soft landscaping, retaining walls and boundary treatments can be secured by condition.
13. The proposed changes described above are considered to have significantly reduced the overall scale, bulk and massing of the proposed building compared to the previously refused schemes and the proposal is considered to constitute a predominately two storey building with accommodation in the roof space. As a result of the above the proposal is considered to be less prominent in the street scene and less prominent when viewed from surrounding Conservation Areas. Whilst the building remains in the same position and the same distance to the south-western corner of the site, the changes described above are considered to result in a development which is more consistent with the prevailing scale and form of development in the area.
14. The building would adopt the use of projecting gable features and bay windows along with hipped roof dormer windows. The building would be finished in a mixture of brickwork and tile hanging and would utilise decorative stringcourses and soldier courses. The building adopts a traditional overall design approach and is considered a well-proportioned building which respects the characteristics of surrounding development on both Sheerwater Road and Woodlands Avenue.
15. When considering the points discussed above, overall the proposal is considered of an acceptable height, scale, bulk and massing for this location. The proposal is therefore considered to have sufficiently overcome the previous reasons for refusal and the concerns of the appeal Inspector. The proposal is therefore considered a visually acceptable form of development which would have an acceptable impact on the character of the area and would preserve the special character and settings of the Basingstoke Canal and Old Avenue Conservation Areas.

### Transportation Impact:

16. The proposed development comprises 7x two bedroom flats and 1x one bedroom flat and the plans identify a total of 16x parking spaces in a communal car park to the rear. The Council's Parking Standards SPD (2018) sets minimum parking standards of 1x space per two bedroom flat and 0.5x spaces per one bedroom flat; this equates to a minimum overall requirement of 7.5x spaces.
17. Policy BE6 of the WBNDP (2017) also sets minimum parking standards however these set higher minimum standards. Policy BE6 requires a minimum of 2x spaces to be provided for two and three bedroom dwellings and 1x space per one bedroom dwelling which equates to a minimum requirement of 15x spaces. The proposal therefore meets the minimum requirements set out in the Council's Parking Standards (2018) and policy BE6 of the WBNDP (2017) and is considered to achieve an acceptable level of parking provision.
18. Concerns are raised in the representations about the level of parking proposed and the potential impact on highway safety due to the proximity of the site to the junction with Sheerwater Road. One of the previously refused applications (PLAN/2018/0378)

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failed to meet the minimum parking standards set out in the WBNDP (2017) and was refused partly for this reason. However the appeal Inspector found both applications to be acceptable in terms of parking provision and highway safety and felt that the proposal site is in a relatively sustainable location. The Inspector stated that the appeal scheme: “...*would be unlikely to unacceptably disrupt the free flow of traffic or reduce the availability of on-street car parking, or to pose a risk to highway and pedestrian safety in the locality, having particular regard to the provision for on-site parking*”. When considering this appeal decision, along with the fact that the currently proposed scheme proposes two fewer units than PLAN/2018/0378 and one additional parking space, the proposal is considered to have an acceptable impact on parking provision and highway safety.

19. The proposal would utilise the existing vehicular access onto Woodlands Avenue. The County Highway Authority raises no objection on highway safety or capacity grounds subject to conditions. The proposed plans identify an integral bin store and a separate building with secure cycle storage to the rear; further details can be secured by condition.
20. Overall the proposal is therefore considered to provide sufficient off-street parking and is considered to have an acceptable transportation impact.

### Impact on Neighbours:

21. The nearest neighbours to the proposal site potentially most affected by the proposed development are neighbours on Woodlands Avenue to the east and south-east and neighbours on Sheerwater Road to the west.
22. No.132 Woodlands Avenue is a detached two storey dwelling which adjoins the site to the east. The proposed building would be sited 5.6m from the side boundary with this neighbour at its nearest point. The shape of the building means the building steps-in from the boundary with the rear projecting element set-in 9.3m from the boundary with this neighbour. The main body of the proposed building nearest this neighbour would be approximately aligned with the front and rear elevations of No.132 and the proposed building passes the ‘45° test’ in plan and elevation form with this neighbour. No.132 features a side-facing window in a single storey rear extension however this is a high-level window serving as a secondary window to a habitable room; given the secondary nature of this window, the proposal is not considered to result in an undue impact on this window. Overall the proposal is not therefore considered to result in an undue loss of light impact on this neighbour. The separation distance to the boundary is considered sufficient to avoid an undue overbearing impact on this neighbour and its rear garden area.
23. In terms of potential overlooking, all the side-facing windows in the east flank elevation facing towards No.132 and neighbours beyond serve as secondary windows or serve bathrooms or hallways. These windows can therefore be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking.
24. The Council’s ‘Outlook, Amenity, Privacy and Daylight’ SPD (2008) recommends minimum separation distances for different forms of development including a recommended minimum of 15m for front-to-front relationships at three storey level and above. The nearest neighbour opposite the site on Woodlands Avenue is at No.131; the proposed building would be located a minimum of approximately 31m from the front elevation of this neighbour. The proposed building would be sited a minimum of 27.5m from Norfolk Farm Cottage on the opposite side of Sheerwater Road. Other neighbours in the surrounding area have a greater separation distance. These

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separation distances are considered sufficient to avoid an undue loss of light, overbearing and overlooking impact and are considered acceptable for front-to-front relationships. To the rear of the site is undeveloped land bordering the Basingstoke Canal.

25. Overall the proposed development is therefore considered to have an acceptable impact on the amenities of neighbours in term of loss of light, overbearing and overlooking impacts.

### Impact on Trees:

26. The proposal site features various mature trees which area concentrated towards the rear of the proposal site within the boundary of the Conservation Area and along the Sheerwater Road frontage. Arboricultural information has been provided detailing how trees would be retained and protected during construction. The majority of the trees would be retained apart from three trees which would be removed for arboricultural reasons. Two of the trees are 'U' category trees which is the lowest quality category for trees, and these would be removed due to their poor health/condition. The third tree is a 'C' category Oak tree which is identified as being in declining health. Some trees have already been removed from the proposal site however this had consent from the Local Planning Authority. The Council's Arboricultural Officer has reviewed the proposal and raises no objection subject to conditions, including a condition requiring details of new drainage and service runs. Details of a soft landscaping scheme to include new tree planting can be secured by condition. Overall the proposal is therefore considered to have an acceptable impact on trees and the removal of the three trees identified above is considered acceptable.

### Standard of Accommodation:

27. The proposal includes 7x two bedroom flats and 1x one bedroom flat. The units would range from 50m<sup>2</sup> to 79.4m<sup>2</sup> in area which meet the National Technical Housing Standards (2015) and are considered acceptable in terms of size. Habitable room windows would have generally open outlooks. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) states that family accommodation (which is defined as including flats of two bedrooms or more exceeding 65m<sup>2</sup>), should provide a suitable are of predominately soft landscaped private amenity space. In the most dense urban locations, alternative forms of on-site amenity provision may be permitted.
28. Whilst the development would not deliver areas of private amenity space, there would be landscaped areas within the development which would have amenity value for future residents and the treed area to the rear of the plot would also be accessible. It is borne in mind that it would be difficult to achieve an area of private amenity space for every flat and this could result in a proliferation of enclosures on the site which could harm the character of the development and surrounding area. The absence of dedicated private amenity space can therefore be considered acceptable in this instance.
29. Overall the proposed development is considered to achieve an acceptable standard of amenity for future residents.

### Impact on Ecology:

30. The site is largely undeveloped and characterised by garden land and more informal scrubland with mature trees towards the rear; there is therefore potential for the

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proposal to impact on ecology. The applicant has provided an Ecological Appraisal which concludes that the existing house and outbuildings and the trees to be removed have a negligible or low bat roosting potential and the rest of the site has a low potential for other protected species to be present. The report makes a series of recommendations in the event that development goes ahead in order to protect existing ecology and enhance the biodiversity of the site. Surrey Wildlife Trust has reviewed the submission and raises no objection subject to these recommendations. The proposal is therefore considered to have an acceptable impact on ecology subject to conditions.

### Drainage and Flood Risk:

31. The proposal site is not within a designated Flood Zone however parts of the proposal site and the carriageway on Woodlands Avenue and Sheerwater Road are at risk of surface water flooding. The Council's Drainage and Flood Risk Engineer has reviewed the information submitted with the current application and raises no objection subject to several conditions. The proposal is therefore considered acceptable in this regard subject to conditions.

### Housing Mix:

32. Core Strategy (2012) policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a need for family accommodation of two bedrooms or more. The most recent published SHMA (September 2015) is broadly similar to the mix identified in policy CS11. The proposal would provide 7x two bedroom dwellings and 1x one bedroom dwelling which is considered an appropriate and acceptable housing mix for a development of this nature. As the proposal would provide two bedroom flats of over 65m<sup>2</sup>, the proposal is not considered to result in the undue loss of family housing.

### Urban Open Space:

33. The rear portion of the site is designated as Urban Open Space by the Core Strategy (2012). There is a policy presumption against the loss of open space as set out by the NPPF (2019) and Core Strategy (2012) policy CS17 'Open space, green infrastructure, sport and recreation'. The portion of the site designated as Urban Open Space would largely remain open and undeveloped; the cycle store structure to the rear would be positioned directly on the boundary with this area. There are various existing outbuildings in the rear garden, some of which are positioned within the designated Urban Open Space which would be demolished and removed as part of the proposed development. Considering this, the proposal would therefore not result in a material loss of designated open space.

### Contamination:

34. The Council's Scientific Officer has reviewed the proposal and raises no objection subject to a condition securing the investigation and remediation of any unexpected contamination. The proposal is therefore considered acceptable in this regard subject to conditions.

### Impact on the Thames Basin Heaths Special Protection Area (SPA):

35. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with



potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.

36. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The proposed development would require a SAMM financial contribution of **£4,824** based on a net gain of 6x two bedroom dwellings and 1x one bedroom dwellings which would arise from the proposal. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
37. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Community Infrastructure Levy:

38. The proposal would be liable to make a CIL contribution

**CONCLUSION**

39. Overall the proposed development is considered of an acceptable height, scale, bulk and massing for this location. The proposal is considered to have sufficiently overcome the previous reasons for refusal and the concerns of the appeal Inspector. The proposal is therefore considered a visually acceptable form of development which would have an acceptable impact on the character of the area and would preserve the special character and settings of the Basingstoke Canal and Old Avenue Conservation Areas. The proposal is considered to form an acceptable relationship with neighbours and is considered acceptable in transportation terms and in all other respects subject to conditions.
40. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions and a S106 Agreement.

**BACKGROUND PAPERS**

1. Site visit photographs
2. Consultation responses
3. Representations
4. Appeal Decision ref: APP/A3655/W/19/3222813 and APP/A3655/W/18/3218094

**PLANNING OBLIGATIONS**

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	SAMM (SPA) contribution of <b>£4,824</b>	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

**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).

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

P1475.SUR.01 (Survey of Existing Dwelling, Floor and Roof Plans) received by the LPA on 16/10/2020

P1475.SUR.02 (Survey of Existing Dwelling, Elevations) received by the LPA on 16/10/2020

P1475.PL.201 Rev.A (Planning Layout & Location Plan) received by the LPA on 14/01/2021

P1475.PL.202 Rev.A (Proposed Flats, Lower Ground Floor Plan) received by the LPA on 14/01/2021

P1475.PL.203 Rev.A (Proposed Flats, Ground Floor Plan) received by the LPA on 14/01/2021

P1475.PL.204 (Proposed Flats, First Floor Plan) received by the LPA on 16/10/2020

P1475.PL.205 (Proposed Flats, Second Floor Plan) received by the LPA on 16/10/2020

P1475.PL.206 (Proposed Flats, Roof Plan) received by the LPA on 16/10/2020

P1475.PL.207 Rev.A (Proposed Flats, Front Elevation) received by the LPA on 14/01/2021

P1475.PL.208 (Proposed Flats, Side Elevations) received by the LPA on 16/10/2020

P1475.PL.209 Rev.A (Proposed Flats, Rear Elevation) received by the LPA on 14/01/2021

P1475.PL.210 Rev.A (Proposed Flats, Side Elevations) received by the LPA on 14/01/2021

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P1475.PL.211 (Proposed Cycle Store Plans & Elevations) received by the LPA on 16/10/2020

P1475.PL.212 Rev.A (Proposed Street Scenes) received by the LPA on 14/01/2021

Reason: For the avoidance of doubt and in the interests of proper planning.

3. ++Prior to the commencement of any above-ground works (excluding demolition) in connection with the development hereby permitted, a written specification of all external materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

4. ++Prior to the commencement of any above-ground works (excluding demolition) in connection with the development hereby permitted, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding and details of boundary treatments and retaining walls, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. The approved hard landscaping, boundary treatments and retaining walls shall be implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of the visual amenities of the area.

5. The development hereby permitted shall take place in strict accordance with the Arboricultural Impact Assessment and Method Statement from ACD Environmental dated 22/03/2018 ref: PMH21713aia-ams (revised 9/10/2020) and Tree Protection Plan numbered PMH21713-03B including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity.

6. ++Prior to the commencement of the development hereby permitted, full details method of construction and position of any new drainage and service runs on the site shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant and engineer will be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

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Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity.

7. ++ Prior to the commencement of the development hereby permitted a Construction Transport Management Plan, to include details of points (a) to (c) below, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development hereby approved.
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity

8. Prior to the first occupation of the development hereby permitted, space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purposes.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

9. ++Prior to the commencement of any above-ground works (excluding demolition) in connection with the development hereby permitted, a scheme detailing the proposed waste and recycling management arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the development and maintained thereafter at all times.

Reason: In the interests of amenity and to ensure the appropriate provision of waste infrastructure.

10. ++Prior to the commencement of any above-ground works (excluding demolition) in connection with the development hereby permitted, details of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained and made available for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided.

11. The development hereby permitted shall take place in accordance with the precautions and recommendations set out in the within the Ecological Appraisal (ref: P1129.001) dated 16/06/2020 prepared by Crossman Associates unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

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12. ++Prior to any above ground works in connection with the development hereby permitted (excluding demolition), details of the measures for the enhancement of biodiversity on the site, in accordance with the recommended actions within the Ecological Appraisal (ref: P1129.001) dated 16/06/2020 prepared by Crossman Associates, and a timetable for their provision on the site, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the agreed details prior to the first occupation of the development hereby permitted and thereafter shall be permanently retained and maintained in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

13. No external lighting or floodlighting shall be installed until details (demonstrating compliance with the recommendations of the Institute of Lighting Engineers "Guidance Notes for Reduction of Light Pollution" and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity and biodiversity.

14. The windows in the north-east facing flank elevations of the development hereby permitted at first floor level and above shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties.

15. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or addition to the development hereby permitted, shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development.

16. ++Prior to the commencement of the development hereby permitted, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved drawings, method statement and Flow drainage calculations prior to the first occupation of the development hereby permitted. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

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17. ++Prior to the first occupation of the development hereby permitted, a Verification Report, (appended with substantiating evidence demonstrating the approved drainage construction details and specifications have been implemented in accordance with the surface water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The Verification Report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

18. ++Prior to first occupation of the development hereby permitted, a detailed management and maintenance plan for the drainage scheme for the lifetime of the development. The management and maintenance plan shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS9 and CS16 of the Woking Core Strategy 2012

19. ++Prior to the commencement of the development hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:
- Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
  - Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

20. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has:
- Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
  - Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence

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shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

21. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

### **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 advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>
4. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
5. 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: <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>

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6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday  
8.00 a.m. - 1.00 p.m. Saturday  
and not at all on Sundays and Bank Holidays.

8. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: [http://www.planningportal.gov.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

Claims for relief must be made on the appropriate forms which are available on the Council's website at: <https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>  
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

9. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.



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You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.



**SECTION B**

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

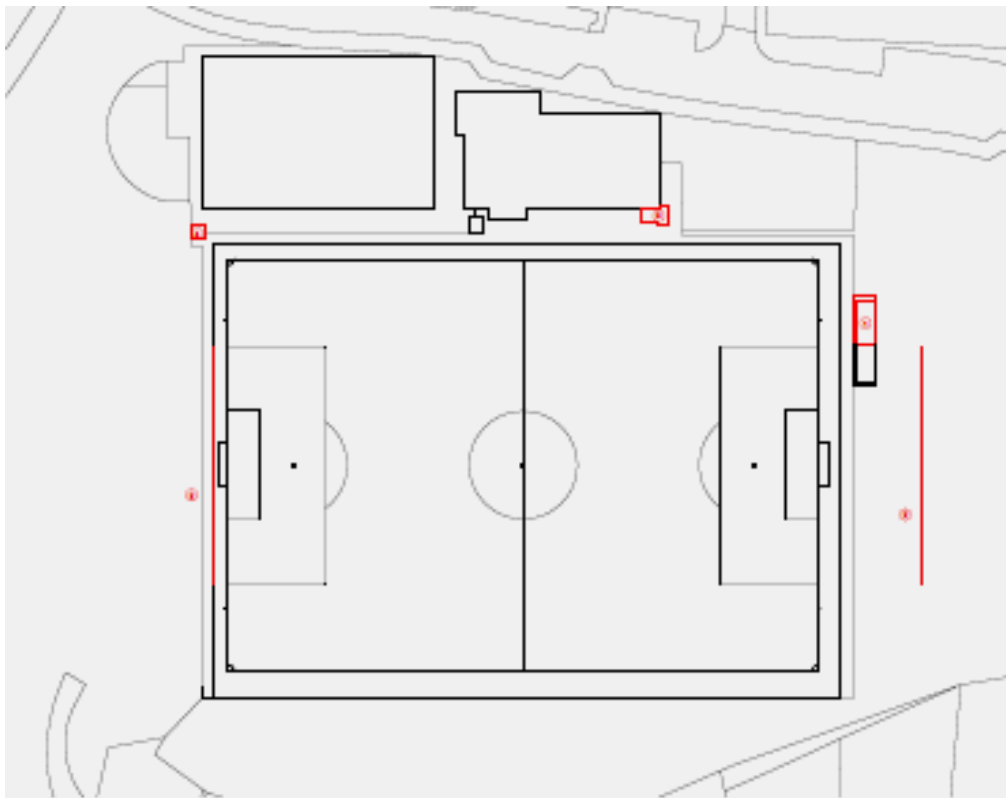
**(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or area generally)**



**Westfield Football Club,**  
**Kingfield Road, Kingfield,**  
**Woking**

**PLAN/2020/0102**

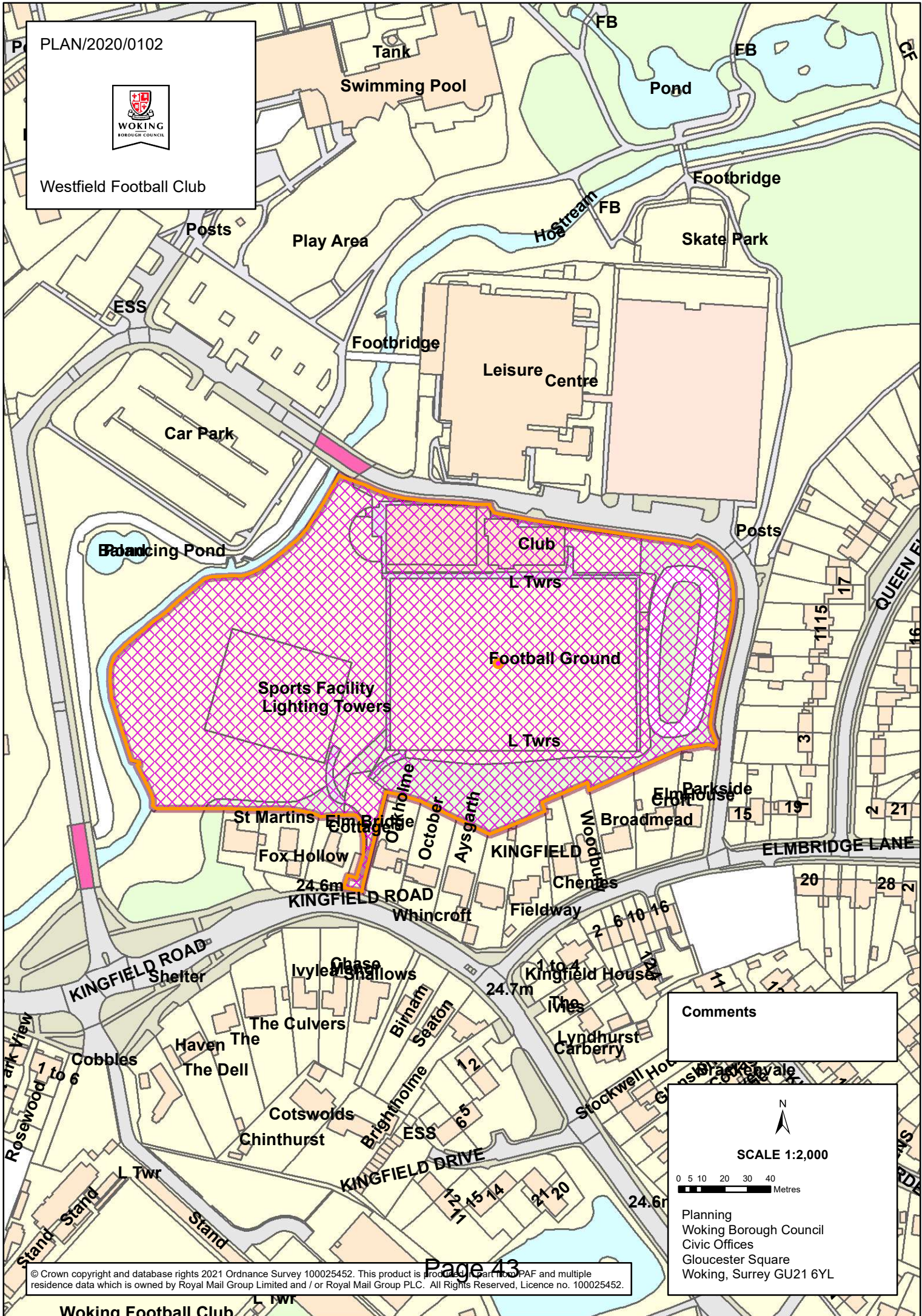
Erection of an extension to an existing stand, a new toilet block, a new turnstile, netting behind both goals and laying of hardstanding. (Retrospective)







Westfield Football Club



Comments

N

SCALE 1:2,000

0 5 10 20 30 40 Metres

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





## 16 MARCH 2021 PLANNING COMMITTEE

6b PLAN/2020/0102

WARD: HV

**LOCATION:** Westfield Football Club, Kingfield Road, Kingfield, Woking, Surrey, GU22 9BA

**PROPOSAL:** Erection of an extension to an existing stand, a new toilet block, a new turnstile, netting behind both goals and laying of hardstanding (Retrospective).

**APPLICANT:** Mr Perkins

**OFFICER:** Barry Curran

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

Planning applications submitted by or on behalf of Woking Borough Council fall outside the Scheme of Delegation and are required to be determined by the Planning Committee.

### **SUMMARY OF PROPOSED DEVELOPMENT**

This is a full planning application for the extension to the existing visitor stand, a new WC block, a turnstile unit and stop netting and posts to the rear of both goals.

### **PLANNING STATUS**

- Urban Area
- SPA Zone B

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The application relates to the site used by Westfield Football Club located to the rear of the Leisure Centre. The site is owned by Woking Borough Council and is part of Woking Park grounds.

The site is approximately 1.74 hectares in area and comprises one enclosed football pitch and training pitch. The club house for Westfield Football Club and other leisure facilities lie to the north of the site.

The site has residential properties to the south and east and the leisure centre to the north.

### **PLANNING HISTORY**

PLAN/2013/1198 - Erection of a 56 seat light weight stand, PA system, 2m high gate on west side of ground and laying of Astro artificial carpet – Permitted 13.02.2004

PLAN/2002/1355 – Demolition of existing pavilion, erect and resite new pavilion within the existing ground. Works associated with the above include disabled parking

## 16 MARCH 2021 PLANNING COMMITTEE

and extending the training area with 3 No x 8 additional floodlights (Resubmitted application) - Permitted 19.12.02

PLAN/1998/0849 – Renewal of temporary planning permission 95/0464 for the siting of a mobile building adjacent to the existing clubhouse for disabled visitors to Westfield Football Club - Permitted 16.10.98

PLAN/1999/1001 – Removal of 4 existing training light columns and erection of 4 x 8m high training light columns - Refused 12.12.00

PLAN/1997/0835 – Erection of 6 no. x 15 metre high floodlights around the existing football pitch - Permitted 05.02.98

PLAN/1995/0464 – Siting of mobile building adjacent to the existing clubhouse for disabled visitors to Westfield Football Club for a temporary period of 3 years - Permitted 11.08.95

### **PROPOSED DEVELOPMENT**

This is a full planning application for the extension to the existing visitor stand, a new WC block, a turnstile unit and stop netting and posts to the rear of both goals.

The stand extension occurs on the eastern side stand increasing its width by 6.9 metres with an emulating height of 4.1 metres. The frame is constructed of steel with the roof and back wall constructed of plastic sheeting and set atop a concrete base.

The WC is sited along the northern stand and measure a maximum length of 3.4 metres and maximum width of 3.3 metres.

A new turnstile is proposed to be retained towards the western side of the site and to the South of the existing building. This turnstile measures 2.5 metres x 2.5 metres x 2.5 metres.

Retention of the supporting poles and netting to the rear of both goals is also proposed which measure 40 metres in width and at a maximum height of 5 metres.

### **CONSULTATIONS**

None

### **REPRESENTATIONS**

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

- Loss of amenity by way of increased noise intrusion

Other issues raised in this objection letter relate to the running of the club and its association with the Council and how the running of the club may have detrimental effects on residents' quality of life. These issues are not material planning issues which would be dealt with within this application.

**RELEVANT PLANNING POLICIES**

National Planning Policy Framework 2019  
Section 8 – Promoting healthy and safe communities  
Section 12 – Achieving well designed places

Core Strategy Publication Document 2012  
CS17 - Open space, green infrastructure, sport and recreation  
CS21 - Design  
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD 2016  
DM3 - Outdoor Recreation and Sport

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

**PLANNING ISSUES**

1. The main issues to consider in determining this application are; the principle of development, impact on character and impact on residential amenity.

Principle of Development

2. The works, which form part of this planning application, are a mandatory element requested by the Football Association Ground Grading as Westfield Football Club has recently gained promotion to the Isthmian League - South Central Division by which they are required to update facilities in line with the FA Ground Grading Criteria. Failure to provide these facilities could result in the demotion and limit future development of football in the Borough. The site is currently used as a football ground and has been for many years. There is a clear functional need for the development to support the use of the area for sport and recreation while allowing the club to continue to play in its current league.
3. Policy DM3 of the Development Management Policies DPD 2016 notes that *“Proposals for the provision of outdoor sport and recreational facilities or extensions to, or intensification of use of, existing facilities will be permitted subject to other Development Plan policies and provided that they meet the following criteria:*
  - (i) The development is of an appropriate design, scale and layout relative to its intended use and surrounding area;*
  - (ii) The development will not have an adverse visual impact;*
  - (iii) The development, if involving agricultural land, is located on the lowest practicable grade and seeks to avoid the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there are overriding planning benefits for the development;*
  - (iv) The development will not cause harm to a site of nature conservation, landscape or historic value that cannot be satisfactorily mitigated;*
  - (v) The re-use of any existing buildings is prioritised and, in the case of a new facility, is satisfactorily integrated with existing buildings where present;*

## 16 MARCH 2021 PLANNING COMMITTEE

*(vi) The development will not generate unacceptable activity or give rise to loss of amenity by virtue of noise, smell, light pollution, overlooking, traffic or other general disturbance; and*

*(vii) Opportunities are taken to connect to and enhance the surrounding Green Infrastructure Network.”*

4. The principle of the works in intensification of existing recreational facilities is supported and is therefore considered acceptable. The main considerations, however, are the impact on the character of the area and impact on neighbouring dwellings amenity.

### Design Considerations and Impact on Character of Area

5. Policy CS21 requires new development to pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; to achieve a satisfactory relationship to adjoining properties. One of the core principles of the National Planning Policy Framework is to seek to secure high quality design. The extension to the stand would emulate the style and form of the pre-existing stand approved under PLAN/2013/1198 with a maximum height of 4.1 metres at the front sloping to 3.8 metres increasing it width by 6.9 metres containing 56 additional flip-down seats. The stand is located within the existing fencing surrounding the pitch and located to its eastern side with a design considered to be appropriate for its use. Whilst set on land higher than Kingfield Road, due to its position set within the site it is not considered to dominate the appearance of the road. The extension would be screened by an existing bund and vegetation from the access road to the rear of Queen Elizabeth Way and is softened in its appearance from the rear of the properties along Elmbridge Lane by the existing bund and vegetation. It is, therefore, not considered to harm the visual amenities of the surrounding area.
6. Policy DM3 of the Development Management Policies DPD 2016 encourages extensions to and intensification of existing recreational facilities provided that the development is of a scale and character appropriate to the area, not giving rise to a loss of amenity. In addition of the extension to the existing stand it is proposed to retain a new turnstile building and WC towards the western side of the site and along the eastern side of the existing building respectively. These additions are of a modest scale with the WC addition measuring 3.4 metres in width and 3.3 metres in length adopting a flat roof form at 2.6 metres in height adjoining the main clubhouse on its south-eastern corner. The new turnstile is sited towards the western side of the clubhouse and measures 2.5 metres in width, 2.5 metres in length and stands at 2.5 metres in height and is sited within the perimeters of the site. Both buildings are considered to be of an acceptable appearance and would constitute additions one would expect to see at similar recreational grounds.
7. It is further proposed to retain the netting and poles to the rear of both goals. The nets stretch approximately 40 metres in width and stand at a height of 5 metres including the poles with a black 'stop that ball' netting with 2mm twine, which is understood to be the type of netting that is commonly used around football grounds and community facilities. In addition to this, it is proposed to retain the 9no posts at interval of approximately 5 metres which would be support the proposed netting.

## 16 MARCH 2021 PLANNING COMMITTEE

8. As mentioned, the netting would stand at 5 metres in height with the supporting posts located at approximately 5 metre intervals and coloured black to allow for a discreet appearance. This particular netting is manufactured for the specific use for football related activity and includes a black colour due to its subtle appearance.
9. Policy DM3 of the Development Management Policies DPD 2016 requires proposals for outdoor and recreational facilities to be of an appropriate design which do not have an adverse visual impact. It is not uncommon to see features such as turnstiles and toilets as well as safety netting on sports grounds around the borough. The adoption of a modest height along with a layout and netting is considered to minimise its impact on the character of the area whilst maintaining a muted appearance, so as to allow for ease of play and preserves the character of the area. As such, the development is considered to be in accordance with the provision of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Policy DM3 of the Development Management Policies DPD 2016.

### Impact on Neighbour Amenities

10. The application site forms part of recreational facilities in the Kingsfield area of the Borough with residential properties located in excess of 50 metres to the East of the site and similar properties to the South. The majority of development would occur towards the northern and north-eastern side of the site. The extension to the existing stand is situated 52 – 55 metres from the boundary of the rear gardens of Elmcroft and Parkside House in Elmbridge Lane. The stand fronts onto the pitch and whilst a side view is obtainable from the stand to these properties, due to these distances a significant loss of privacy is not considered to occur. In relation to the properties along Queen Elizabeth Way the back of the stand would face these properties so a loss of privacy would not occur.
11. Sited within the perimeters of the recreational grounds, the WC and turnstile building are located in excess of 90 metres from these neighbouring properties and are, therefore, not considered to cause a significant level of harm to the amenities enjoyed by these properties.
12. Policy CS21 of the Woking Core Strategy 2012 advises 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*”. It is acknowledged that the safety netting and posts results in significant additions within the grounds at 5 metres in height but it also has to be acknowledged that the loss of views out over third party land i.e. recreational grounds is not protected and is not considered a material planning consideration unless the proposed development would detrimentally reduce light or cause an overbearing impact. These views cannot be protected in this way particularly in a suburban area. The netting, adopting a muted colour and largely screened by the existing hedging, is diaphanous and therefore visually transparent and would not lead to loss of light or an overbearing impact. Furthermore, the netting is sited at least 35 metres from the eastern boundary of neighbouring properties which further reduces the visual impact on the netting whilst offering a remedy to reduce the risk of damage to people and property.

## 16 MARCH 2021 PLANNING COMMITTEE

13. The application does not seek to directly increase the intensity of the use of the site; Westfield First and Reserves team and occasionally Woking FC train on the pitch. While the extension to the stand provide additional facilities, this does not indicate an increase level of spectators.
14. The development is considered to be acceptable in terms of its relationship with neighbouring properties surrounding the site, in accordance with the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

### Conclusion

15. To conclude, the development including the extension to the existing stand, new WC and turnstile buildings and erection of netting and posts to the rear of each goal would provide facilities to allow Westfield Football Club to remain in their current football league under FA Regulations. The proposal would not significantly harm the amenity of the neighbouring dwelling and would not harm the visual amenities of the surrounding area. The development is considered to be an acceptable form of development that complies with provisions within the National Planning Policy Framework, Policies CS21 of the Woking Core Strategy 2012, Policy DM3 of the Development Management Policies DPD 2016 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008. Approval is accordingly recommended.

### **BACKGROUND PAPERS**

1. Site visit photographs.
2. Site Notice (Major Development)(12.12.2020)

### **RECOMMENDATION**

It is recommended that planning permission be Granted subject to the following Conditions:

1. The posts on the safety netting hereby permitted should and be externally finished black in colour with the netting hereby approved finished black in colour and maintained as such thereafter unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

To protect the character and visual amenities of the area

2. The development hereby permitted shall be carried out in accordance with approved plans and particulars;
  - Drawing No. M021-003 Rev P2
  - Drawing No. M021-201 Rev P2
  - Drawing No. M021-501 Rev P2
  - Drawing No. M021-502 Rev P2
  - Drawing No. M021-503 Rev P2
  - Drawing No. M021-504 Rev P2

## 16 MARCH 2021 PLANNING COMMITTEE

- STOP THAT BALL™ - SOCKETED BALL STOP NET & POST SYSTEM - made from 2mm HDPP twine from Net World Sports

Reason:

For the avoidance of doubt and in the interests of proper planning.

### **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. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

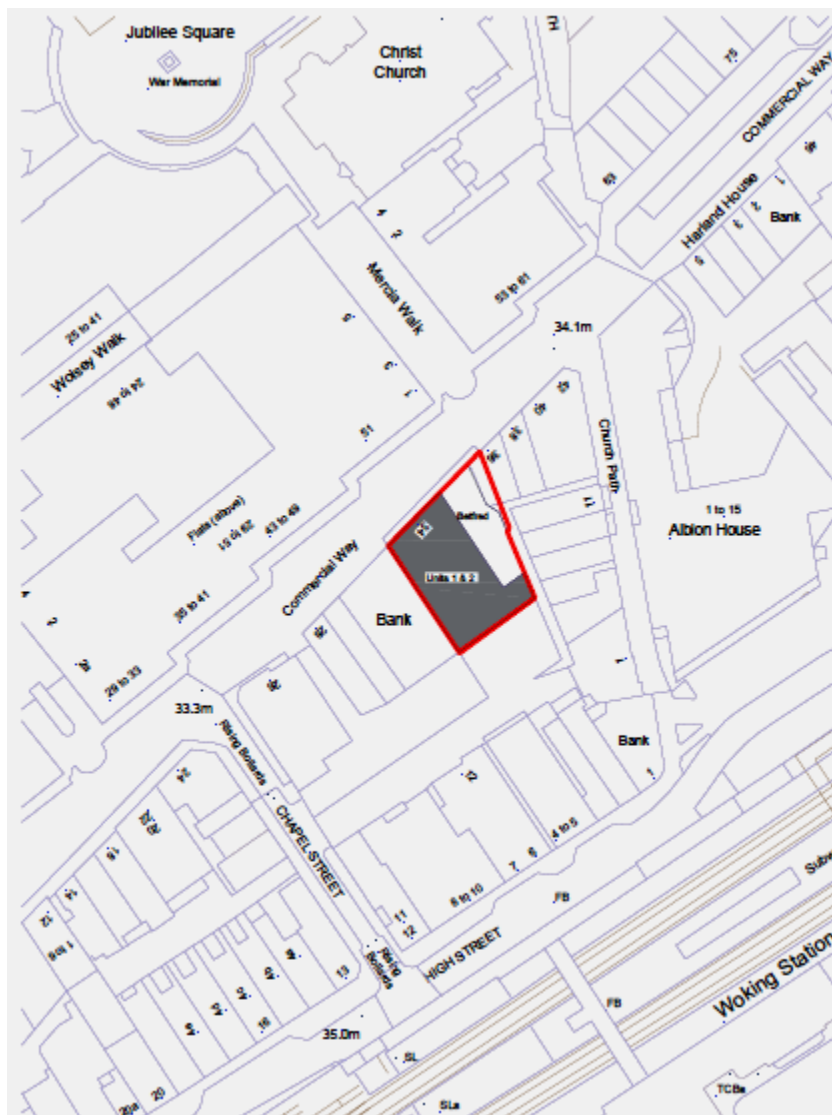




# Units 1 And 2 Morris House, 34 Commercial Way, Woking

## 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 signage panels across both units (amended description).

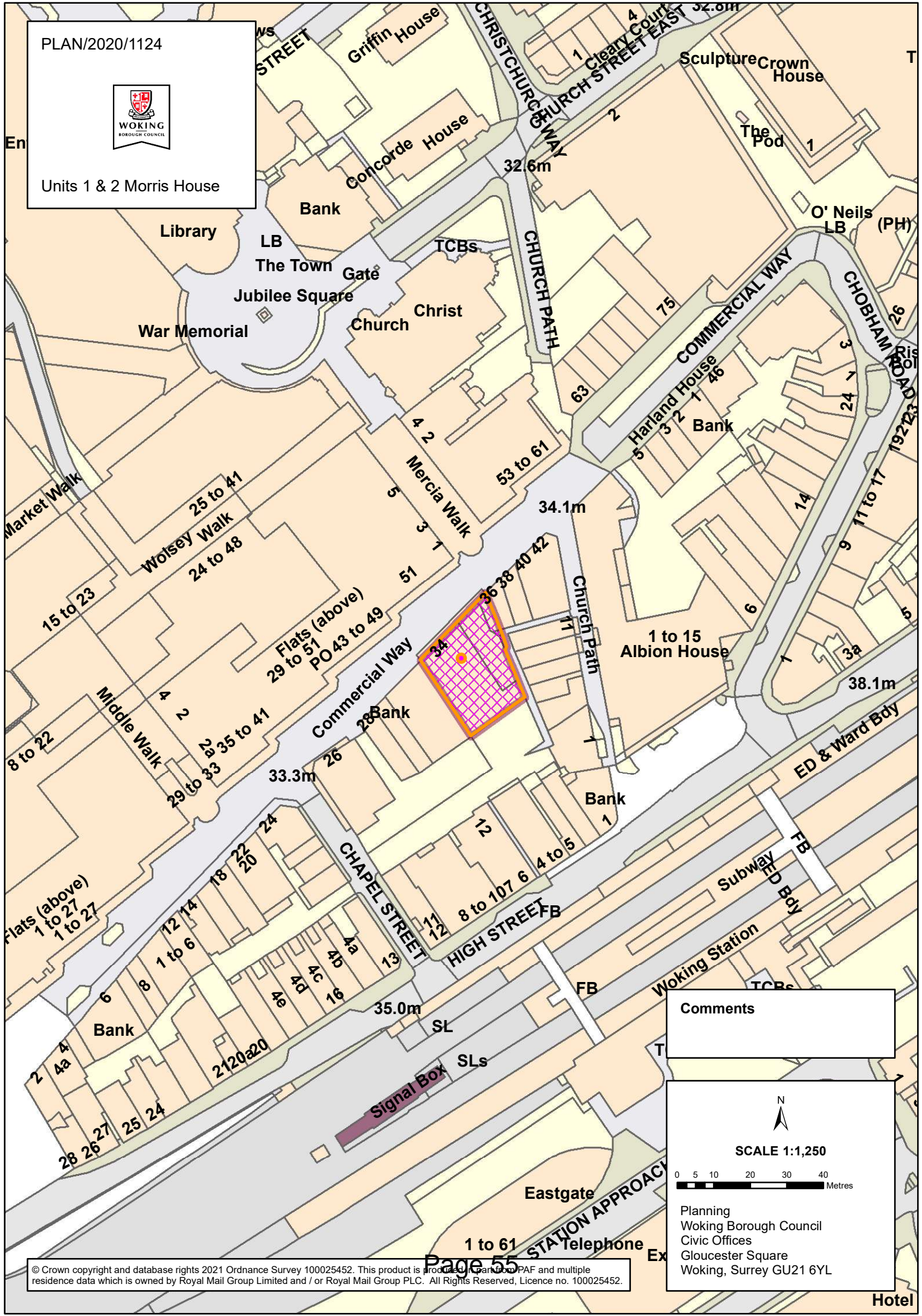




PLAN/2020/1124



Units 1 & 2 Morris House



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



## 16 MARCH 2021 PLANNING COMMITTEE

6c 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)



## 16 MARCH 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):

## 16 MARCH 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.

## 16 MARCH 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



## 16 MARCH 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

## 16 MARCH 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).

## 16 MARCH 2021 PLANNING COMMITTEE

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**

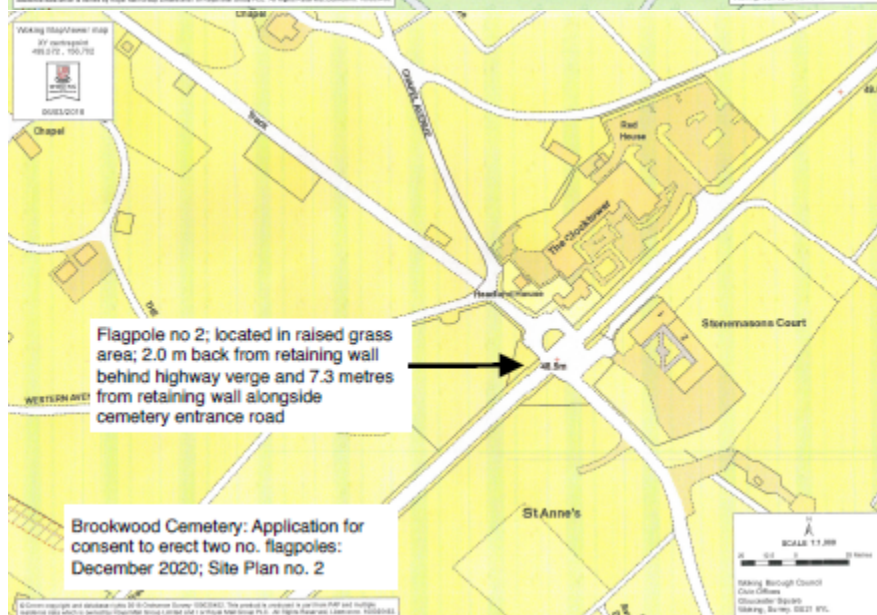
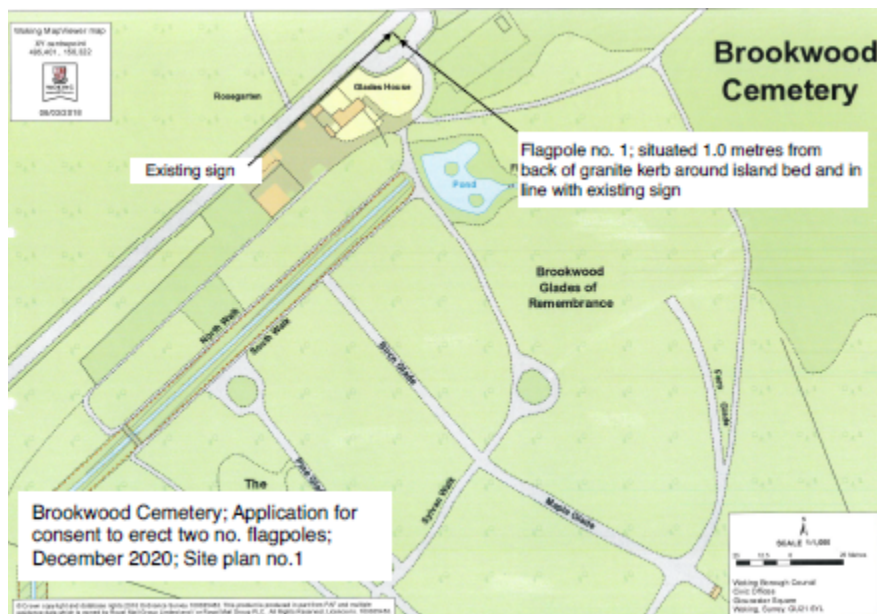
1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).
2. The applicant is reminded that prior to the implementation and installation of 2x illuminated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



# Glades House, Cemetery Pales, Brookwood, Woking

## PLAN/2020/1121

Display of 2no. Non-illuminated projecting flag pole signs



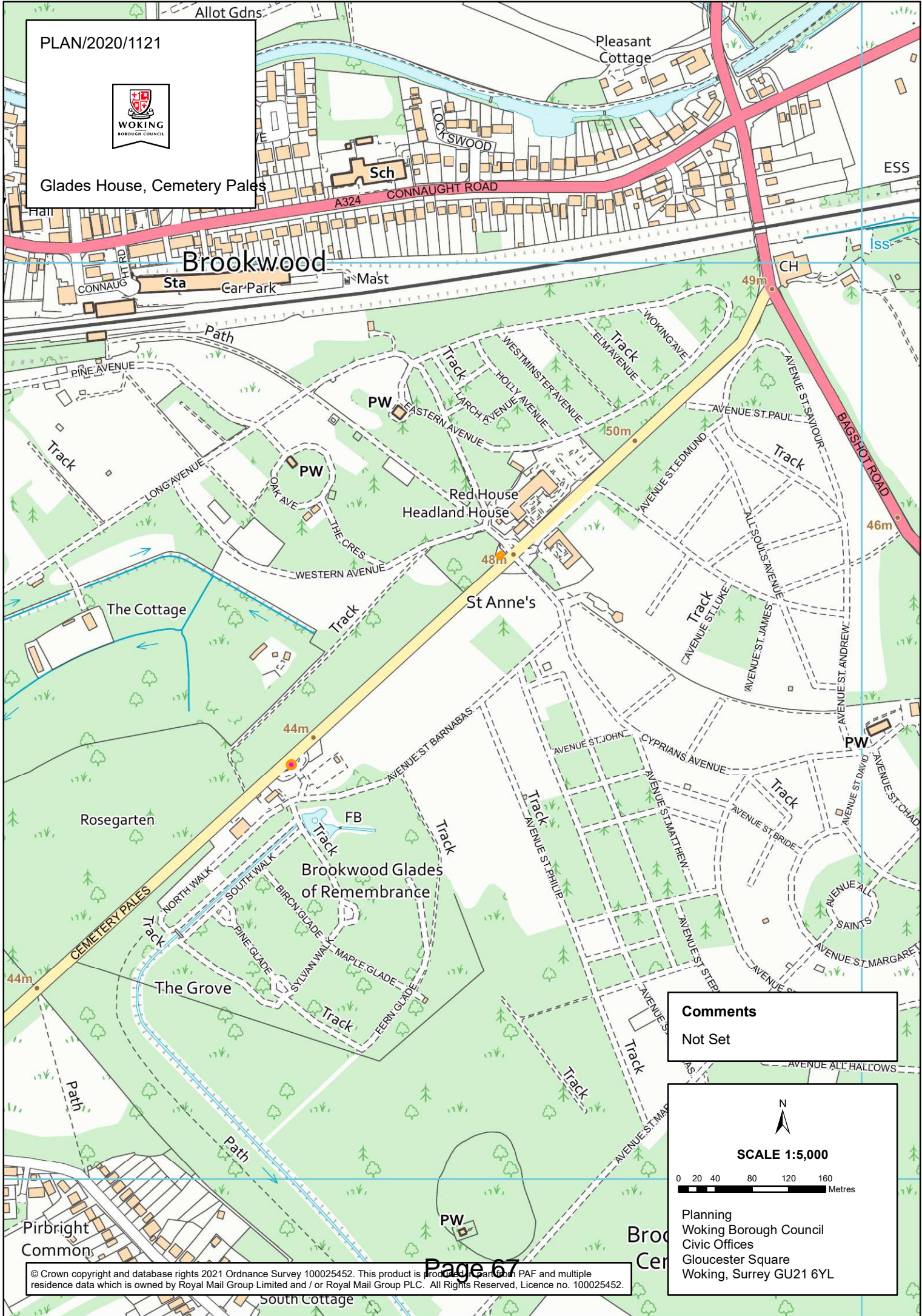




PLAN/2020/1121



Glades House, Cemetery Pales



**Comments**  
Not Set

N

**SCALE 1:5,000**

0 20 40 80 120 160  
Metres

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





## 16 MARCH 2021 PLANNING COMMITTEE

6D PLAN/2020/1121

WARD: HE

**LOCATION:** Glades House Cemetery Pales Brookwood

**PROPOSAL:** Display of 2no. Non-illuminated projecting flag pole 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 two flagpoles with flags 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. One flag is to display the Brookwood Cemetery logo and the second flag is to display the Green Flag Award designation for the site.

### **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.

- PLAN/2020/0805 Advertisement consent for the display of 3no. non-illuminated signs at Cemetery Pales advertising presence of Brookwood Cemetery. Permitted.

## **CONSULTATIONS**

SCC Highways: no objection. "The County Highway 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 Arboricultural Officer: no objection. The Council's Arboricultural Officer confirmed that "there are no arboricultural objections to the proposed".

Forestry Commission: no opinion provided supporting or objecting to the application, although general information was provided on the potential impact that development could have on ancient woodland. In view of the Arboricultural Officer's comments above, the proposal was considered to be acceptable on Arboricultural grounds.

WBC Conservation Officer: no objection. The Council's Heritage and Conservation Officer confirmed as follows: "I have no adverse comments to make on the two flagpoles and flags which also use the new recently installed logo. I think it highly appropriate that a military battlefield cemetery should have moving flags rather than just fixed signs".

## **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. 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 flagpoles and flags are to be identical in size, although the designs on the flags are different. Each will be 5.1 metres from the ground, 0.9 metres in height, 1.83 metres in width and 0.9 metres in depth. Flagpole 1 is to be located 1 metre from the back of the granite kerb around the island on the left hand side of Cemetery Pales at the entrance to Glades House and in line with an existing sign. Flagpole 2 is to be located in a raised grass area 2 metres back from the retaining wall behind the highway verge on the right hand side of Cemetery Pales and close to the cemetery entrance road at The Clocktower. The flagpoles are not 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. A photograph of the Green flag was also provided. The Heritage and Conservation Officer indicated no issues with the designs and 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. Flag 1 is to be located in line with an existing sign and Flag 2 is to be set behind the retaining wall.

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 and photographs listed below:

Location plan received 09.12.2020  
Location plan 1 received 09.12.2020  
Location plan 2 received 09.12.2020  
Signage drawing received 09.12.2020  
Green flag photograph received 15.01.2021

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.

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.

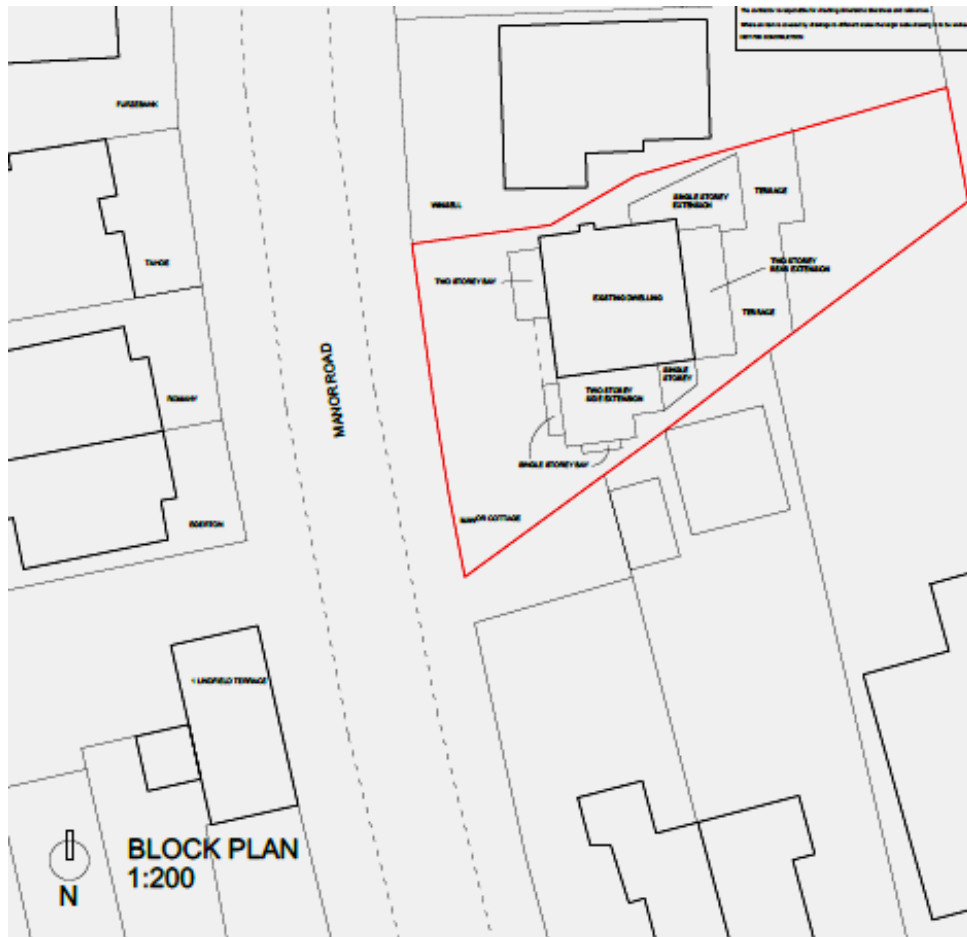
03. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority.



# Manor Cottage, Manor Road, Horsell, Woking

## PLAN/2020/0994

Erection of a two storey front and side extension, part two storey/part single storey rear extension and single storey side extension following demolition of existing attached garage.







PLAN/2020/0994



Manor Cottage, Manor Road



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



## 16 MARCH 2021 PLANNING COMMITTEE

6E PLAN/2020/0994

WARD: Horsell

LOCATION: Manor Cottage, Manor Road, Horsell, Woking, GU21 4RY

PROPOSAL: Erection of a two storey front and side extension, part two storey/part single storey rear extension and single storey side extension following demolition of existing attached garage.

APPLICANT: Emma Thompson

OFFICER: Josey Short

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

The application is brought before the Committee as the applicant is a Woking Borough Council employee.

### **PROPOSED DEVELOPMENT**

Planning permission is sought to erect a two storey front and side extension, part two storey/part single storey rear extension and single storey side extension following demolition of existing attached garage and alterations to fenestration.

### **PLANNING STATUS**

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

### **RECOMMENDATION**

Grant planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site is located on the east side of Manor Road within the developed area of Horsell. The application site comprises a detached, two storey dwelling with hardstanding to the front which provides off street parking provision for 2 vehicles. The front of the site is bounded by 1 metre hedgerow with an opening for vehicular access. The dwelling has a grassed garden to the rear which tapers in width towards the rear and is bounded by 2 metre close boarded fencing.

### **PLANNING HISTORY**

None.

### **CONSULTATIONS**

None.

### **REPRESENTATIONS**

One (1) letter of objection received from south neighbouring dwelling raising concerns for:-



## 16 MARCH 2021 PLANNING COMMITTEE

- Overlooking from the first floor window proposed within the side elevation. It is noted that the neighbour has since commented to advise this objection has been overcome by the applicants reassurance that this window would be obscurely glazed.

One (1) letter was received from north neighbouring dwelling neither objecting nor supporting the application which commented on:-

- The site plan appears to be within the neighbouring property, and as such the neighbour would like to confirm that the works would be located within the application site in their entirety
- A party wall agreement would be required to avoid undermining the structure at Winsel.
- If the side facing window on the two storey bay is built, then this should not cause an objection from the neighbouring property should the neighbours make a planning application to enclose their porch with a side window.

*Officer note: Certificate A of the application form has been signed and the location plan reflects the information that the council holds and party wall agreements are a civil matter and do not form a material planning consideration in the assessment of an application.*

### **RELEVANT PLANNING POLICY**

National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Woking Core Strategy (2012)

CS21 - Design

CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

### **PLANNING ISSUES**

1. The main considerations within the determination of this application comprise the design and impact on the street scene, impact on residential amenities and parking.

#### Impact on Character of the Area

2. Woking's *Design SPD* says the *additional mass should respect the existing building proportions, symmetry and balance. Side extensions are often the most convenient extension but can have significant impact on the character of streets. Proposals must maintain rhythm and visual separation. Extensions should not result in unbalanced or disproportionate frontages.*
3. The proposed two storey front extension, a two storey side extension with a single storey element to the rear and a canopy roof to the front elevation providing an open style porch and a part two storey/part single storey rear extension would replace the existing attached garage.

## 16 MARCH 2021 PLANNING COMMITTEE

4. The proposed two storey front extension would be inset from the north boundary of the site (shared with Winsell) by 1 metre, with a depth of 1.6 metres, width of 3.6 metres and a gable with an eaves height which would mirror the host dwellings and a ridge height of 6.6 metres which would be 0.15 metres below that of the main roof.
5. The proposed two storey side extension would project from the south side elevation of the dwelling in place of the existing attached garage. The extension would run flush with the front elevation, with a width of 3.3 metres, which would increase the overall width of the dwelling to 10.4 metres. The roof over this element would continue on from that of the main dwelling with a matching eaves height and a ridge height of 6.4 metres which is 0.4 metres below that of the main dwelling (by virtue of the lower land level which is illustrated in drawing No. 2011-08 rev B). This extension would be set a minimum distance of 1 metre from the south side boundary. This two storey element would have single storey bays which would project from the front and side elevations and a single storey element to the rear, however given the tapered shape of the site, this would not be readily apparent when viewed from the public realm.
6. The rear extension would have a width of 6.5 metres, spanning a large majority of the rear elevation of the existing dwelling, with an eaves the single storey element would be constructed adjacent to the north boundary which tapers away from the north elevation, with a flat roof height of 3.5 metres.
7. The proposed materials would be red brick to match the host dwelling to the front. The materials to the rear would be cream render and timber effect cladding, however it is noted that this would not be readily apparent when viewed from the public realm. One roof light is proposed to the front elevation which would serve the dwellings first floor. The alterations to the dwellings fenestration would include the replacement of the front elevation windows with windows of a different style and the addition of a first floor window within the south side elevation of the existing dwelling. It is noted that the works would encompass a number of new windows within the proposed extensions also.
8. The proposed extensions would maintain the minimum distance of 1 metre between the resultant dwelling and the side boundaries at first floor level. Whilst the proposal would not be subordinate to the host dwelling by virtue of height, the proposed design would be sympathetic to the host dwelling in terms of style. In addition to this, the proposed materials would be in keeping with the host and the setting. It is acknowledged that there are various dwelling types and design along Manor Road. Therefore, the proposal would not harm the character of area or cause adverse impact to the street scene. The proposal would be considered acceptable on the character and appearance of the area.

### Neighbour Amenity

9. The rear elevation of the sites north neighbouring, Winsell, is set further back than that of the existing host dwelling, and consequently the rear wall of the proposed two storey rear extension would be in line with that of the neighbouring dwelling and the proposed single storey element would not breach the 45 degree angle when measured from the centre point of the nearest habitable windows. As such, it is considered that the proposed works would not have an adverse impact on the sunlight or daylight this neighbouring dwelling currently receives. The south neighbouring dwellings; no's 1 and 2 South Cottage are located approximately 18 metres from the rear boundary which forms the side boundary of the application site. Given the distance which would be maintained between the host dwelling and these neighbouring properties, it is considered that the proposal would not

## 16 MARCH 2021 PLANNING COMMITTEE

result in a loss of sunlight or daylight to the rear elevations of the south neighbouring dwellings.

10. The south side elevation would encompass a first floor window which would serve a bathroom which is not a habitable room. As this window would be close to the south boundary which forms the rear boundary of the Nos 1 and 2 South Cottages, Bury Lane and as such, it would be reasonable to condition that this window is permanently fitted with obscure glazing and non-opening in the event of planning permission being granted. The north side elevation would not encompass any first floor windows. Concern has been raised for the ground floor which would face the north boundary of the site within the side cheek of the proposed front bay. It is noted that the north neighbouring dwelling; Winsell, is set further forward than the existing host dwelling by approximately 1 metres, with a distance of 2 metres between the 2 properties being maintained. With this taken into account, whilst this window would face the front garden of this neighbour, this area is readily apparent when viewed from the public realm. Additionally, given the distance which would be maintained between the properties and that the bay would only marginally project further than the front elevation of this neighbour, it is considered that this window would not result in a loss of privacy. The proposed windows within the front and rear elevations would not generate views dissimilar to those currently available from the dwellings existing front and rear windows.

### Parking

14. The proposed works would not create any additional bedrooms at the dwelling, and thus there would not be an increase need for off street parking at the site as a result of the proposed works in line with the *Parking Standards SPD (2018)*.

### Local Finance Considerations

15. The proposed new build residential floor space would not exceed 100m<sup>2</sup> and thus would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

## **CONCLUSION**

The proposed development is not considered harmful to the character of the area and locality in general. There would be no significant impact on neighbouring amenity and would not result in an increased need for off street parking provision.

## **BACKGROUND PAPERS**

Site Photographs dated 16<sup>th</sup> December 2020.

## **RECOMMENDATION**

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development for which permission is hereby granted shall 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).

## 16 MARCH 2021 PLANNING COMMITTEE

2. The external finishes of the development hereby permitted shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interests of the character and appearance of the building and the visual amenities of the area.

3. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B and C of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the single storey rear extension hereby approved shall not be used as balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect adjoining properties from overlooking and noise.

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

2011-07A– Proposed First Floor and Roof Plans - received 24<sup>th</sup> February 2021  
2011-08 Rev B– Proposed Front and Rear Elevations - received 24<sup>th</sup> February 2021

2011-06A– Proposed Ground Floor Plan first floor and roof plans - received 24<sup>th</sup> February 2021

2011-01 – Proposed Site and Block Plan - received 9<sup>th</sup> November 2020

2011-09 –Proposed Side Elevations - received 9<sup>th</sup> November 2020

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

5. The window in the first floor south elevation hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties.

### **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 advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans and to establish

## **16 MARCH 2021 PLANNING COMMITTEE**

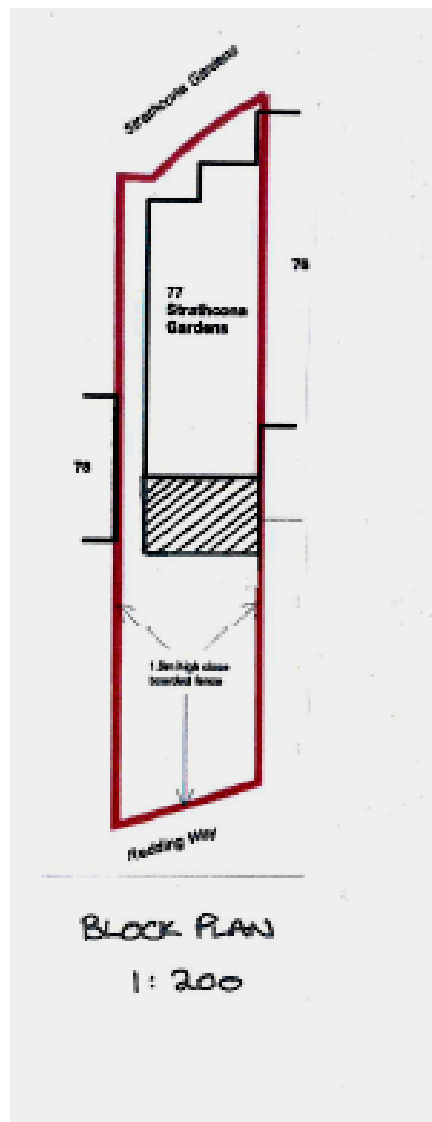
that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.



# 77 Strathcona Gardens, Knaphill, Woking

## PLAN/2021/0104

Erection of a single storey rear extension following demolition of existing conservatory.



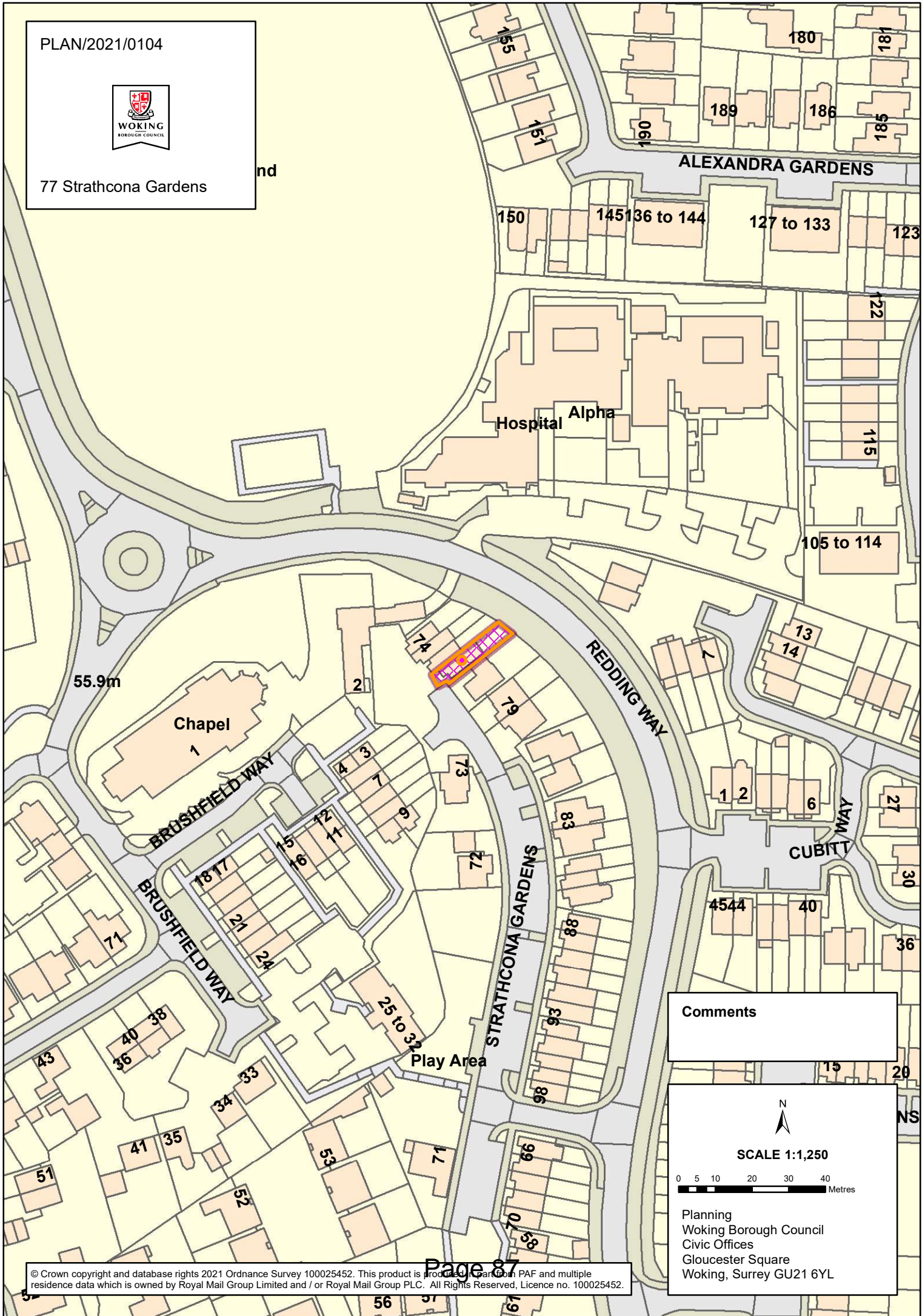


PLAN/2021/0104



77 Strathcona Gardens

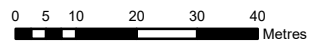
nd



Comments



SCALE 1:1,250



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





PLAN/1991/0828: Comprehensive redevelopment of redundant land on hospital site to provide residential and commercial development including superstore, DIY store, builders merchant or B8 use, public house, petrol filling station. Permitted 10.05.1993

**CONSULTATIONS**

None

**REPRESENTATIONS**

None received

**RELEVANT PLANNING POLICIES**

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

Woking Core Strategy (2012):  
CS21 - Design

Supplementary Planning Documents (SPDs):  
Woking Design (2015)  
Outlook, Amenity, Privacy and Daylight (2008)

**PLANNING ISSUES**

Impact on Character of the Area

1. 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.
2. The proposed extension would be approximately 3.9m wide and 2.5m deep with a ridge height of approximately 3.2m. The proposed extension would be no deeper than the existing rear conservatory and finished in materials to match the host dwelling. The proposed extension would be sited to the rear of the property and would not be visible from Strathcona Gardens and sufficiently screened from Redding Way sited to the east of the application site.
3. Overall it is considered that the proposed extension would not detract from the character and appearance of the streetscene or host dwelling. The application is considered to accord with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

Impact on Neighbours

4. 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.
5. No.78 Strathcona Gardens is sited to the south of the application site, there is a close boarded fence marking the boundary. The proposed extension would be sited approximately 1m from the south side boundary. There is an attached garage providing a separation distance to the main dwelling at No.78 Strathcona Gardens. No windows are

## 16 MARCH 2020 PLANNING COMMITTEE

proposed in the side elevation orientated towards No.78 Strathcona Gardens. Due to the single storey height and separation distance to the boundary it is considered there would not be a significant impact on the amenities of No.78 Strathcona Gardens in terms of loss of privacy, overlooking or loss of daylight.

6. No.76 Strathcona Gardens is sited to the north of the application site, there is a close boarded fence marking the boundary. No.77 Strathcona Gardens is sited approximately 2m forward of attached property No.76 Strathcona Gardens. The proposed extension would be approximately 0.4m higher than the existing rear conservatory, but be no deeper or closer to the north boundary than the existing conservatory. It is considered that the proposed extension would not have a significant impact on the amenities of No.76 Strathcona Gardens in terms of loss of daylight or overbearing impact over and above the existing conservatory.
7. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

### Community Infrastructure Levy (CIL)

8. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not result in new build gross floor space of more than 100 sqm it is not liable for a financial contribution to CIL.

### CONCLUSION

9. Considering the points discussed above, the proposal is considered to be appropriate in scale and character to the host building and surrounding area and is considered to have an acceptable impact on the amenities of neighbours. The proposal therefore accords with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the National Planning Policy Framework and is recommended for approval.

### BACKGROUND PAPERS

1. Site visit photographs

### RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

01. The development hereby permitted shall be commenced not later than three years from 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).

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

## 16 MARCH 2020 PLANNING COMMITTEE

Unnumbered plan showing location and block plan received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed ground floor plans received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing south side elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing proposed south side elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed front elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed north side elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed rear elevation received by the Local Planning Authority on 28.01.2021

Reason:

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

03. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason:

To protect the character and appearance of the building and the visual amenities of the area.

### **Informatives**

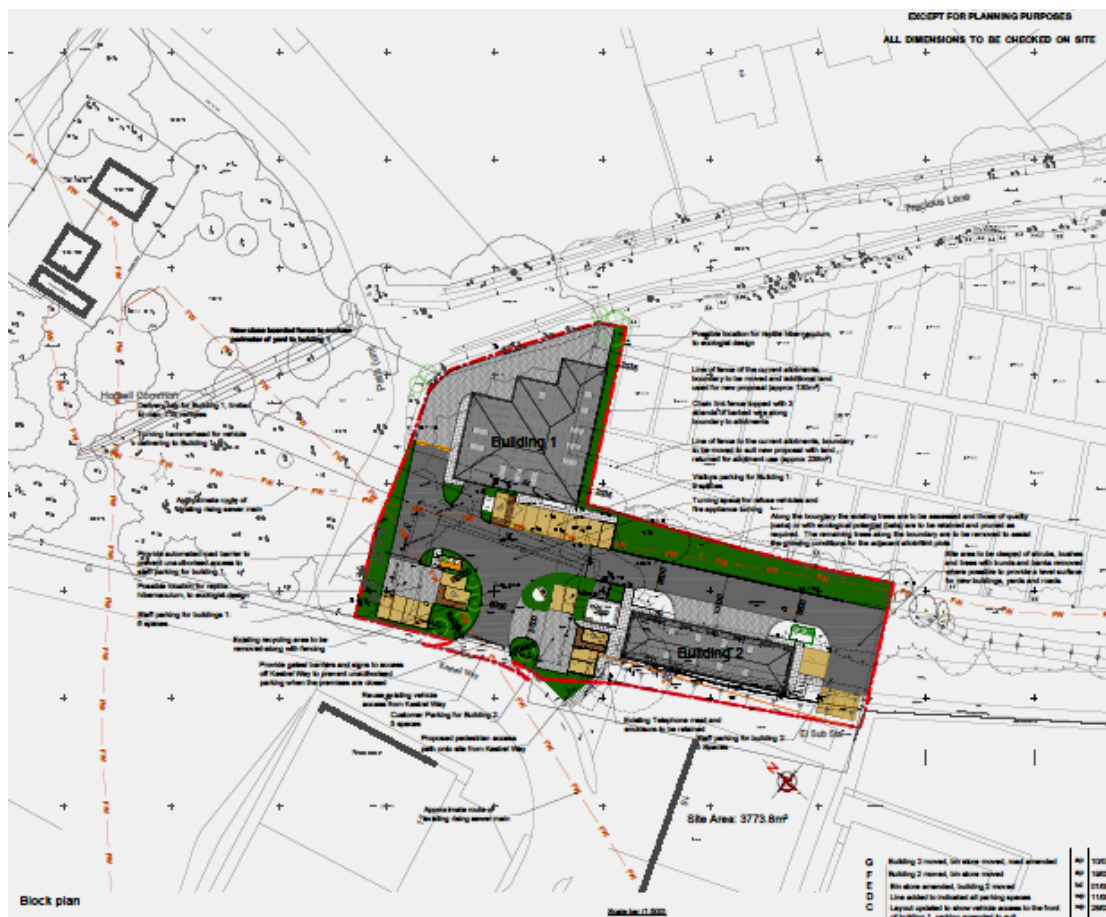
1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.



# Land Adjacent To Units 15 & 16, Kestrel Way, Woking

**COND/2020/0186**

Discharge of Conditions 21 and 22 of PLAN/2019/0573 (Variation of condition 2 of PLAN/2016/1012 (Erection of 2No. detached industrial units comprising Building 1 for Class B1(c) (Light Industrial Use) (563sqm GIA) and Building 2 for Class B1(c) (Light Industrial) to allow minor variations to the design and siting of Building 2).





COND/2020/0186



Land Adj to Units 15&16 Kestrel Way

25.3m

HORSELL BIRCH

Pumping Station

Sub Sta EI

The Cricketers (PH)

Cottages

Silver Birches

Birch

Horsell Common

Path (um)

Tanglewood

THE ORCHARD

15

Mast

Pucks House

Yenworthy

Tracious Lane Drain

Finch House

KESTREL WAY

16

EI Sub Sta

Allotment Gardens

20

Sorting Office

Depot

Comments



SCALE 1:1,250

0 5 10 20 30 40 Metres

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



6g COND/2020/0186

WARD: HO

**LOCATION:** Land Adjacent To Units 15 & 16, Kestrel Way, Woking, Surrey, GU21 3BA

**PROPOSAL:** Discharge of Conditions 21 and 22 of PLAN/2019/0573 (Variation of condition 2 of PLAN/2016/1012 (Erection of 2No. detached industrial units comprising Building 1 for Class B1(c) (Light Industrial Use) (563sqm GIA) and Building 2 for Class B1(c) (Light Industrial) to allow minor variations to the design and siting of Building 2).

**APPLICANT:** Paul Roberts

**OFFICER:** Barry Curran

---

**REASON FOR REFERRAL TO COMMITTEE**

Legal advice is that conditions applications submitted by or on behalf of Woking Borough Council fall outside the Scheme of Delegation and are required to be determined by the Planning Committee.

**SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks approval of details pursuant to Conditions 21 and 22 of PLAN/2019/0573 relating to contamination and landscaping.

**PLANNING STATUS**

- Thames Basin Heaths Special Protection Area (SPA) Zone A (within 400m)
- Within 180 metres of Horsell Common SSSI
- Urban Area
- Adjacent Green Belt
- Adjacent Common Land
- Adjacent Site of Nature Conservation Importance
- Adjacent to Employment Area

**RECOMMENDATION**

APPROVE submitted details.

**SITE DESCRIPTION**

The application site extends to some 0.38 hectares and currently forms part of the former recycling centre and immediately adjacent land, a small part of which forms part of the adjacent allotment site.

Access to the site is gained from Kestrel Way which serves the adjacent Goldsworth Park Trading Estate which lies to the west of the application site. To the north of the application site is Horsell Common and to the east is the allotment site. To the east of the site, beyond Tracious Lane lies the rear gardens of a number of residential properties and The Cricketers Public House.

**PLANNING HISTORY**

The most relevant application relates to:

PLAN/2019/0573 - Variation of condition 2 of PLAN/2016/1012 (Erection of 2No. detached industrial units comprising Building 1 for Class B1(c) (Light Industrial Use) (563sqm GIA) and Building 2 for Class B1(c) (Light Industrial) to allow minor variations to the design and siting of Building 2 – Permitted 24.09.2019

**PROPOSED DEVELOPMENT**

This conditions application seek to discharge Condition 21 relating to contamination and Condition 22 relating to landscaping of PLAN/2019/0573.

**CONSULTATIONS**

Scientific Officer: Details submitted are considered acceptable (05.01.21)

**REPRESENTATIONS**

N/A

**PLANNING ISSUES**

1. The only planning issue that need to be addressed in the determination of this application is whether the information submitted is considered acceptable with regards to the requirements of Condition 21 and 22.
2. A Landscape Plan Drawing 12840.20 requiring BS top soil/ specific depths of soil has been submitted in support of this application. The site investigation info indicating no significant contamination; the proposed end use - offices with some soft landscaping; and the requirement for the developer to follow the landscape plan. No contamination was detected during the course of the development which was confirmed by email dated 15.12.20. This confirmation along with the submitted plan would satisfy the requirements of Condition 21.
3. The soil suitability was found to be acceptable as confirmed by email dated 15.12.20 which confirmed that no obvious indication of any contaminants in the subsoils were found during excavation works. This confirmation along with the submitted plan would satisfy the requirements of Condition 22.
4. The Council's Scientific Officer has reviewed the submitted details and confirms that the details are acceptable.

Conclusion

5. Information submitted is considered acceptable in approving the details pursuant to Conditions 21 and 22 of PLAN/2019/0573

**BACKGROUND PAPERS**

1. Response from Scientific Officer (05.01.21)

**RECOMMENDATION**

It is recommended that details submitted be APPROVED as follows:

1. Email dated 16.12.2020 confirming that no ground contamination or signs of contamination were found as a result of the earthworks, foundations, drainage and external works carried out at the Kestrel Way site with reference to PLAN/2019/0573
2. Email dated 16.12.2020 confirming that no indication of contamination in the subsoils with reference to works at Kestrel Way
3. Landscape Plan BBF drawing 12840.20 requiring BS top soil / specific depths of soil





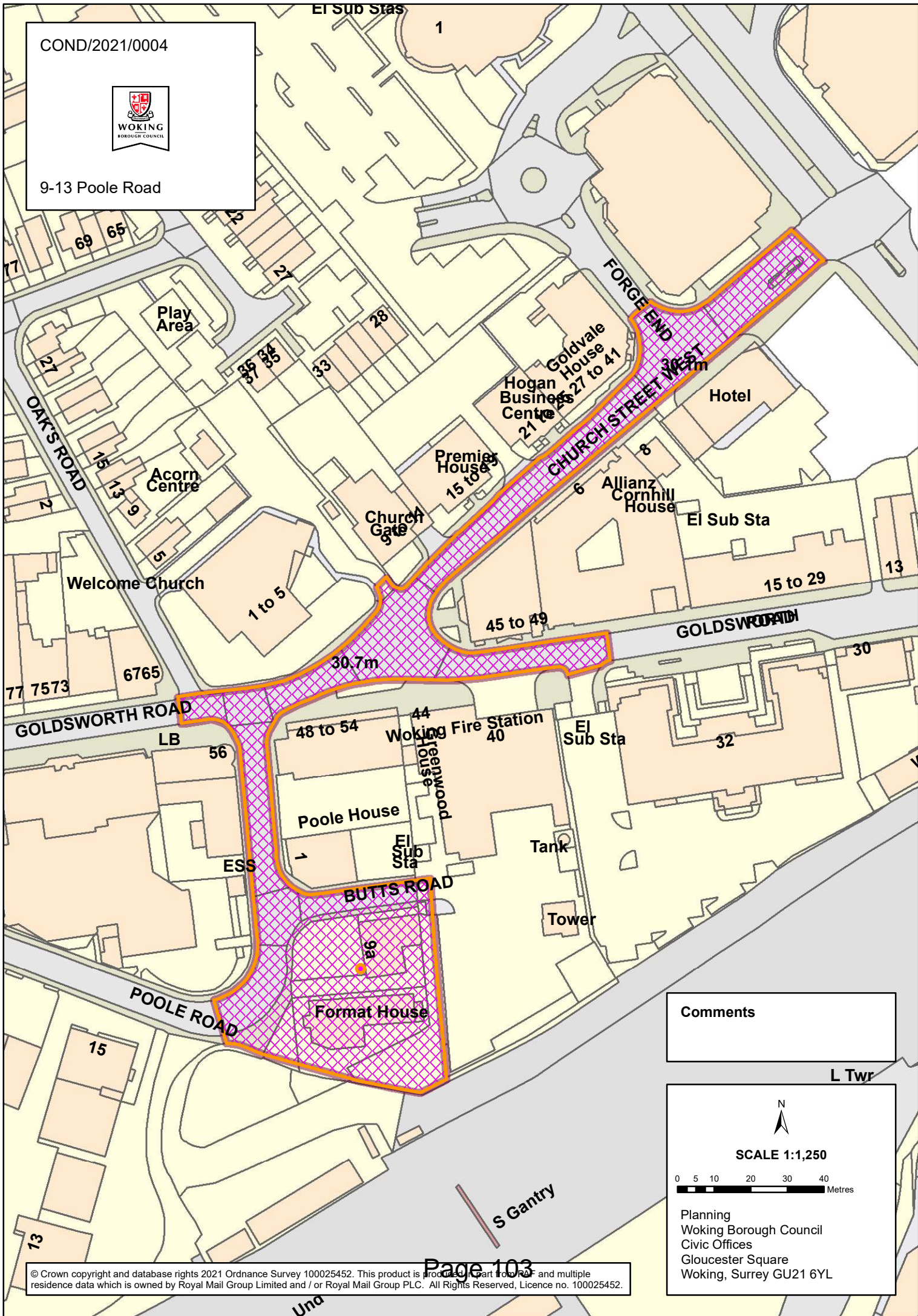




COND/2021/0004



9-13 Poole Road



Comments

L Twr

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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





## 16 MARCH 2021 PLANNING COMMITTEE

6h

COND/2021/0004

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 21 (Enhancement of Biodiversity) 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 21 (Enhancement of Biodiversity) of 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.

### **PLANNING HISTORY**

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

## 16 MARCH 2021 PLANNING COMMITTEE

COND/2021/0020 - Approval of details pursuant to conditions 05 (details of gas kiosk), 14 (Energy centre delivery & service vehicle management plan), 23 (SuDS maintenance strategy) and 29 (Contamination remediation validation report) 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/2020/0128 - Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362.

Details approved (03.02.2021)

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 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).

Non-material amendment permitted (29.01.2021)

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)

## 16 MARCH 2021 PLANNING COMMITTEE

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**

**Surrey Wildlife Trust (SWT) (second response - dated 02.03.2021):** Provided works are undertaken in accordance with the updated Ecological Management Plan (dated February 2021) we would advise that the updated information provided is considered to be sufficient to meet the requirements of condition 21 of the permitted development.

### **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 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS7 - Biodiversity and nature conservation

CS21 - Design

### **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 21 (Enhancement of Biodiversity)

02. The purpose of an enhancement of biodiversity condition is to contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. An Ecological Management Plan has been submitted pursuant to condition 21, which has been amended (to February 2021 version) during consideration of this conditions application to address the initial comments of Surrey Wildlife Trust (SWT). The submitted Ecological Management Plan, as amended, details measures for the enhancement of biodiversity on the site in general accordance with the Ecological Assessment which was submitted with planning application PLAN/2018/1362.
03. It should be noted that the Ecological Assessment submitted with planning application PLAN/2018/1362 identified the bulk of the site to be of low ecological value, consisting of buildings and hardstanding with very limited areas of vegetation formed by species that are common and widespread. No rare or noteworthy species or habitats were observed and the only feature of significant local ecological value was identified as the mature oak tree to the south-west, which has been retained as part of the permitted development. The former (now demolished) buildings on the site were assessed as having no bat

## 16 MARCH 2021 PLANNING COMMITTEE

roosting, or bird nesting, potential.

04. The Ecological Management Plan identifies that the site is rather isolated from habitats or features of significant wildlife interest on account of the urban surroundings, although a railway line fringed with trees and woody vegetation runs to the south and offers some potential connectivity to the wider landscape. As such the Ecological Management Plan identifies that any opportunities for enhancing the locality for fauna must therefore focus on mobile species of conservation importance which are associated with urban conditions (i.e. bats, birds and insects).
05. The Ecological Management Plan makes provision for the installation, and ongoing monitoring of, a large multi-chamber woodstone bat box attached to the mature oak tree immediately to south-west (the landowner has agreed to installation of a bat box), which is to be fixed at a height of around 3 - 6 metres above ground level and with fixing be supervised by a suitably experienced ecologist. This would form a potential roost site for bats; the host oak tree forms part of the woody vegetation railway fringe and therefore offers some connectivity to the wider landscape (i.e. for bat foraging/commuting).
06. The Ecological Management Plan also makes provision for the installation, and ongoing maintenance of, suitable nesting habitat for house sparrows in the form of two 'Cedarplus' triple house sparrow terraces against the upper part of the building. House sparrow is a typical urban species, is reported from within 0.5 km of the site and is a declining species of biodiversity interest, appearing on the Birds of Conservation Concern 'red-list'.
07. The Ecological Management Plan also makes provision for the installation, and monitoring of, three Schwegler clay and reed insect nests against the lower part of building close to the southern site boundary, which is formed by the railway embankment; insects are of importance in their own right (i.e. for pollination) and also as food for birds and other wildlife.
08. In respect of soft landscape, given the locality and the nature of the permitted development, the Ecological Management Plan sets out that it is impractical to create and manage any significant new areas of vegetation on the site, albeit a new 'signature' tree is to be provided in the north-western corner of the site, details of which have been previously approved by the Planning Committee (on 2 February 2021) under application COND/2020/0128. The approved signature tree will be of a native species (small-leaved lime) and will, as it matures, offer some habitat value for wildlife in the vicinity.
09. Following comments made in respect of the initially submitted Ecological Management Plan (dated December 2020) Surrey Wildlife Trust (SWT) were re-consulted on the amended Ecological Management Plan (dated February 2021) and have commented, in a further response dated 2 March 2021, that provided works are undertaken in accordance with the updated Ecological Management Plan (dated February 2021) SWT would advise that the updated information provided is considered to be sufficient to meet the requirements of condition 21 of the permitted development.

### **CONCLUSION**

10. The details submitted are considered acceptable and would meet the requirements of the respective condition. The submitted details would also



## 16 MARCH 2021 PLANNING COMMITTEE

comply with Policies CS7 and CS21 of the Woking Core Strategy (2012) and Section 15 of the NPPF (2019). The details submitted are therefore recommended for approval as per in the recommendation below.

### **BACKGROUND PAPERS**

Consultation responses from Surrey Wildlife Trust

### **RECOMMENDATION**

It is recommended that detail(s) submitted are **approved** as follows:

Condition 21 (Enhancement of Biodiversity))

Detail(s) approved are:

- Ecological Management Plan - The Energy Centre, Poole Road (dated February 2021) prepared by Richard Tofts Ecology (10pp) (rec'd by LPA on 25.02.2021)



# Land At Sythwood Reserved For Bypass Sythwood, Woking

## COND/2021/0023

Approval of details pursuant to Conditions 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

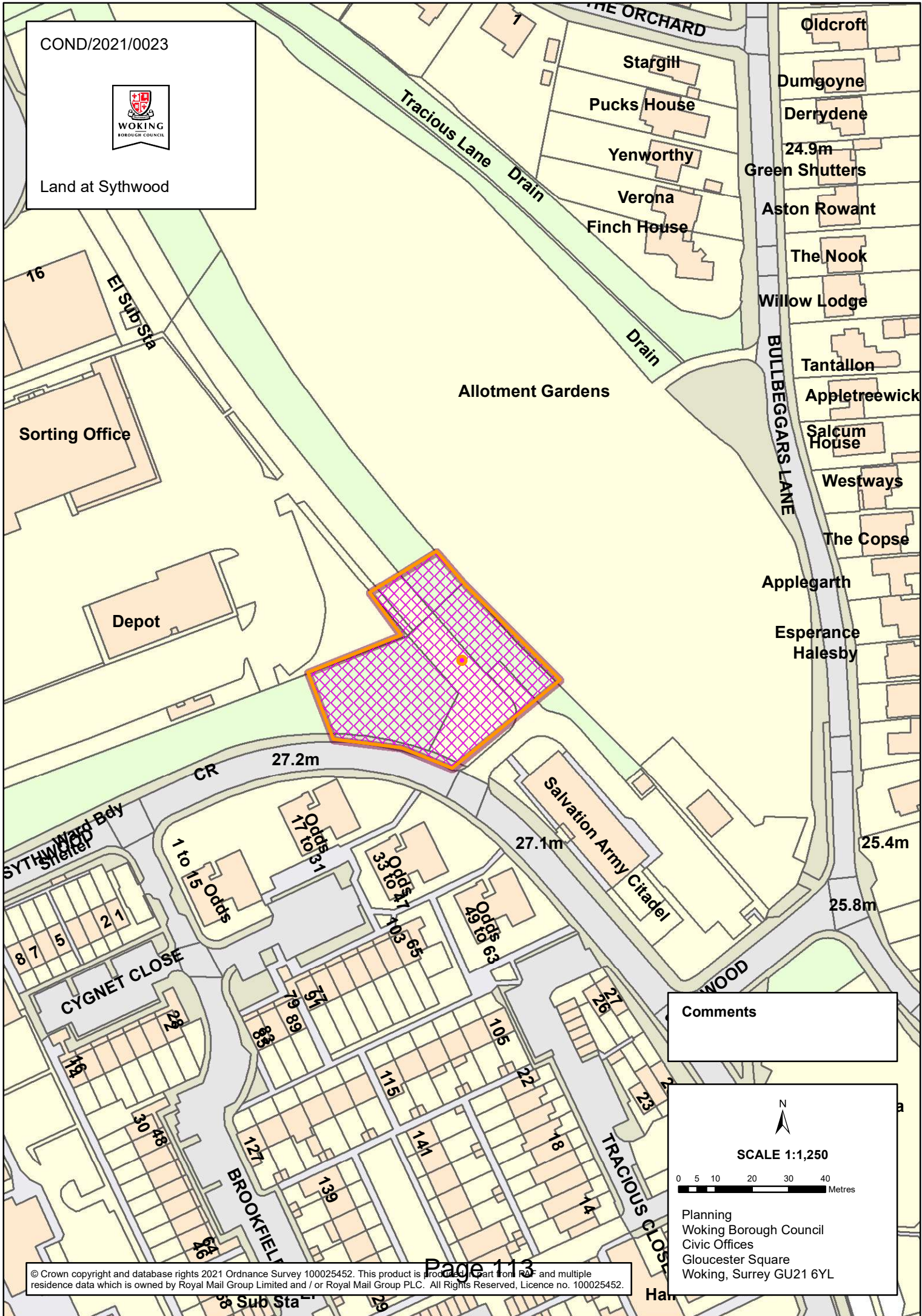




COND/2021/0023



Land at Sythwood



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



6i

COND/2021/0023

WARD: HO

**LOCATION:** Land At Sythwood Reserved For Bypass, Sythwood, Woking

**PROPOSAL:** Approval of details pursuant to Conditions 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

**APPLICANT:** Rutland Woking (Residential) Ltd

**OFFICER:** Joanne Hollingdale

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**REASON FOR REFERRAL TO COMMITTEE**

As the applicant is Rutland Woking (Residential) Ltd, 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 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

**PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- TPO/0028/2007
- Adjacent to Employment Area
- Flood Zone 1

**RECOMMENDATION**

**APPROVE** details submitted.

**SITE DESCRIPTION**

This conditions application relates to a development which has been constructed at Sythwood, Woking, adjacent to the Salvation Army Community Church. The development comprises of 10no. units of managed residential accommodation and is complete.

**PLANNING HISTORY**

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

**PLAN/2017/022** - Erection of 2no. detached three storey buildings comprising 10 units of managed residential accommodation (Class C2 Use), detached single storey bin and cycle store building and associated access, parking, landscaping and engineering works. Permitted 28.05.2019 subject to an Executive Undertaking.

**PROPOSED DEVELOPMENT**

## 16 MARCH 2021 PLANNING COMMITTEE

This conditions application seeks approval of details pursuant to Conditions 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

**Condition 17 (hard surface finishes)** – The car park surface finish is Tobermore Hydropave Tegular permeable block paving – colour Bracken. The footpaths and paved areas are finished with Tobermore Mayfair flags - colour Silver.

**Condition 18 (remediation validation/verification report)** – A Remediation Verification Report has been submitted along with Geoshield Verification Reports of the installed gas membrane for the building.

### **CONSULTATIONS**

**WBC Contaminated Land Officer** – Based on the information submitted the clean cover layer is considered suitable for use and the confirmation of the verifier that the gas membrane was installed correctly the condition can be discharged.

### **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

#### 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 acceptable to comply with the requirements of Conditions 17 and 18.

#### Condition 17 (hard surface finishes)

2. As the development is complete, the surfaces have been installed and provide a high quality appearance and finish to the hard surfaced areas of the development. In addition to the specified surfaces, it is noted from a site visit that asphalt has been used for the footpath which extends from the footway along Sythwood, into the site and to the rear car park. The use of this material is also considered acceptable.

#### Condition 18 (remediation validation/verification report)

3. The submitted verification information relates to the imported soil for the communal garden and soft landscaping works, which is confirmed is suitable for its residential end use, and also the gas membrane installed in the buildings. The Council's Contaminated Land Officer has reviewed the information submitted and is satisfied with the submitted details.

### **CONCLUSION**



## 16 MARCH 2021 PLANNING COMMITTEE

4. The details submitted are therefore considered to be acceptable and would meet the requirements of Conditions 17 and 18. The submitted details are also considered to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2021/0023

### **RECOMMENDATION**

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

#### Condition 17 (hard surface finishes)

Details approved:

- The External Surface Materials schedule detailing the hard surface finishes received on 08.02.2021.
- Note: It is also noted that black asphalt has been used for the footpath around the building from Sythwood into the site and along the path within the car park area and the use of this material is also approved.

#### Condition 18 (remediation validation/verification report)

Details approved:

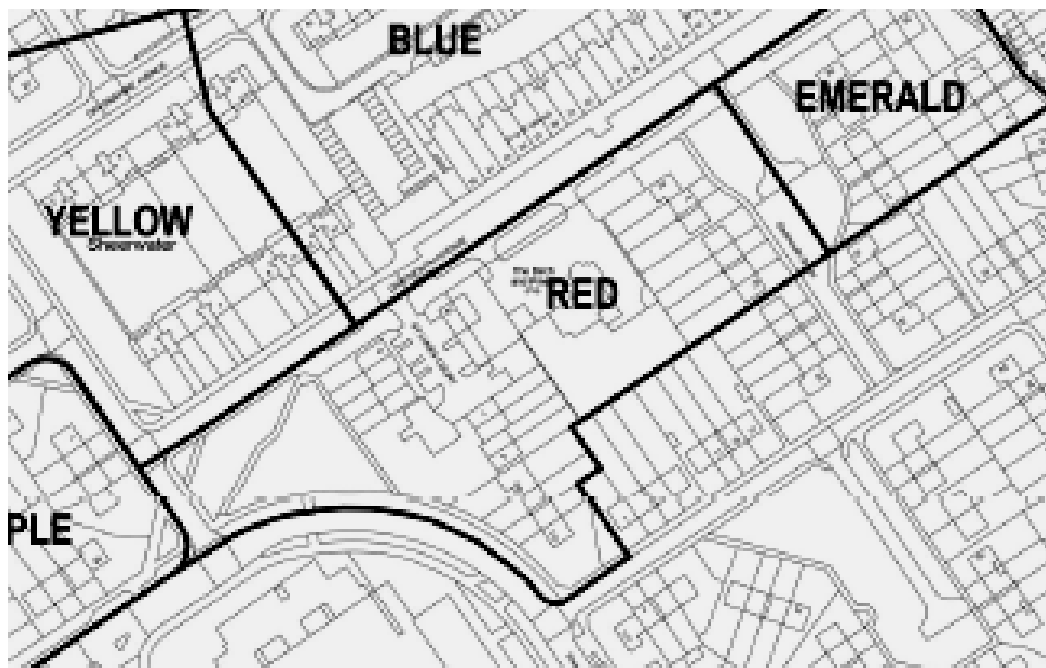
- Post Remediation Verification Investigation by Listers GEO (Report No. 19.02.015c dated January 2021) and received on 10.02.2021;
- GEOSHIELD Verification Report (PAG PO 3644 Sythwood Flats 001) received on 11.02.2021; and
- GEOSHIELD Verification Report (PAG PO 3644 Sythwood Flats 002) received on 11.02.2021.



# Sheerwater Estate Albert Drive Sheerwater, Woking

COND/2020/0167

Partial approval of details pursuant to Condition 63 (scheme to protect residential development from noise) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



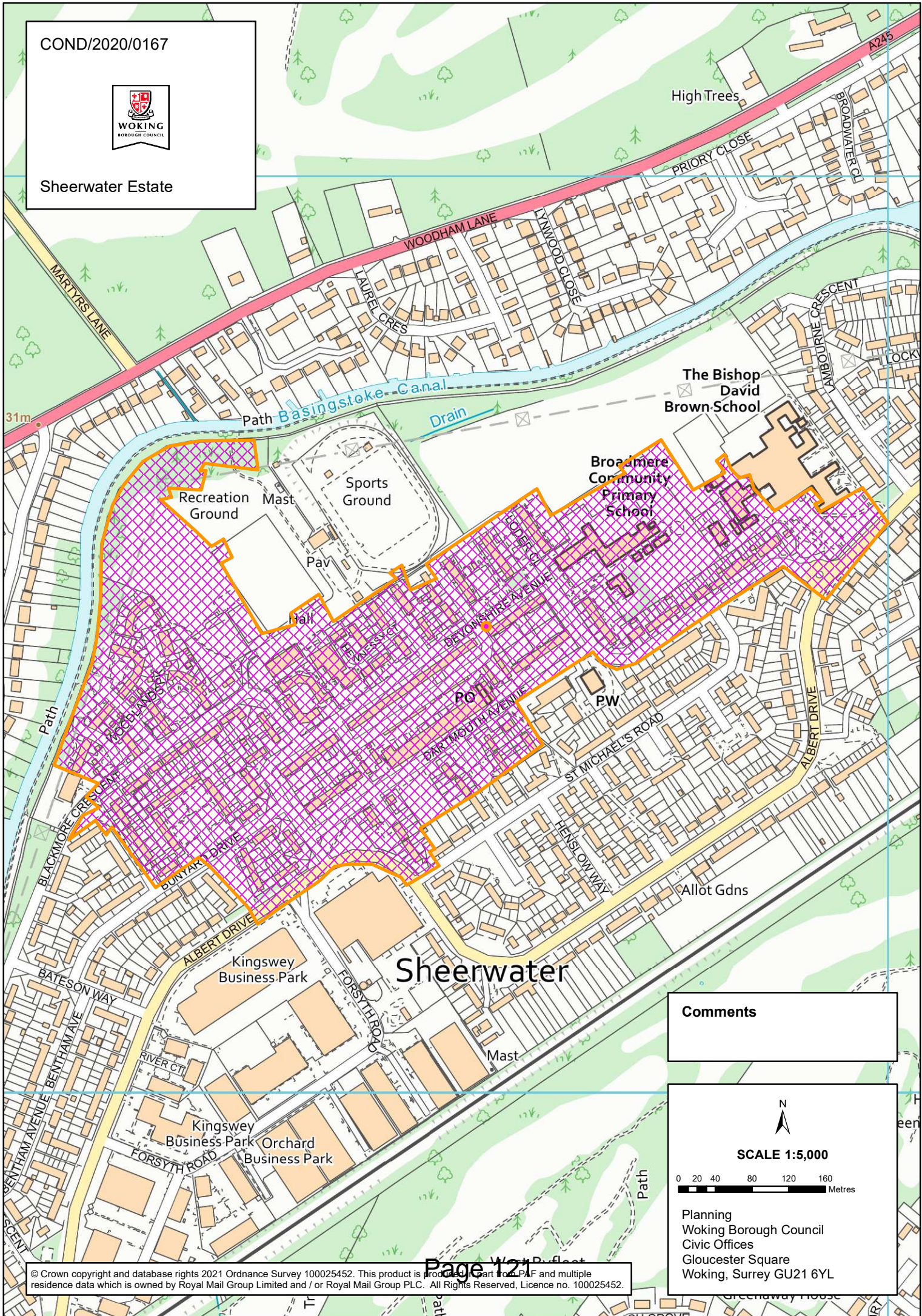




COND/2020/0167



Sheerwater Estate



Comments

N

**SCALE 1:5,000**

0 20 40 80 120 160 Metres

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





6j

COND/2020/0167

WARD: C

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

**PROPOSAL:** Partial approval of details pursuant to Condition 63 (scheme to protect residential development from noise) 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 partial approval of details pursuant to Condition 63 of planning permission PLAN/2018/0337 relating to a scheme to protect the residential development from noise.

### **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

## 16 MARCH 2021 PLANNING COMMITTEE

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 partial approval of details pursuant to Condition 63 of planning permission PLAN/2018/0337 relating to a scheme to protect the residential development from noise.

The applicant has submitted an Environmental Noise Assessment report which includes plans showing which facades of the development should be subject to specified acoustic requirements.

Following the comments received in the letter of representation, the applicant's acoustic consultant has provided further comments via a letter and further comments were received by email, following comments made by the Council's Environmental Health Officer.

### **CONSULTATIONS**

**WBC Environmental Health Officer:** Following the receipt of information relating to earlier queries, the acoustic consultant has confirmed that his initial assessment does not indicate an adverse or significant adverse impact from the Asda roof plant and that the proposed façade insulation will satisfy the design criteria set out in the Environmental Statement Noise Chapter (of the original application). Having regard to this the recommendations of the acoustic report are accepted.

### **REPRESENTATIONS**

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification. However **1no**, representation has been received from Asda. A summary of the main points made is given below:

- Asda's acoustic consultants have reviewed the latest noise report and confirm the document does not address concerns relating to existing Asda plant noise affecting the proposed dwellings.



## 16 MARCH 2021 PLANNING COMMITTEE

- We have previously submitted a report (dated Feb 2019) detailing our concerns. The acoustic design of the existing Asda roof mounted plant is based on achieving the required noise criteria imposed by condition 20 of the permission granted for the Asda store in 2013. The key point is the acoustic design is based on achieving the required criteria at the existing 2 storey dwellings which are shielded from the Asda plant by the store roof structure. The proposed 6 storey dwellings would have line of sight to the Asda roof mounted plant and would experience plant noise levels +11dB above the criteria.
- As a result of previously raising our concerns reference to the Asda plant noise was included in condition 63. However this has not been addressed in the current report and thus the condition should not be discharged.
- The only reference in the applicant's report to the Asda plant noise is the statement that road traffic noise was dominant during their monitoring and this would be expected as the monitoring position was 3m above ground level and shielded from the Asda plant.
- Asda's acoustic consultant would like to work with the Council and discuss the matter with the EHO to ensure there are no issues for future residents.
- Should the Council be minded to discharge Condition 63 based on the applicant's report, Asda would expect written confirmation that their plant noise criteria imposed by Condition 20 in 2013 do not apply to the new dwellings and that no noise abatement action would be taken against Asda or additional plant noise mitigation treatment required following future noise complaints by occupants of the proposed dwellings.

Since the additional information was received from the applicant's acoustic consultant no further comments have been received.

### **RELEVANT PLANNING POLICIES**

Woking Core Strategy 2012  
CS21 - Design

Development Management Policies DPD 2016  
DM5 – Environmental Pollution  
DM7 – Noise and light pollution

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 63.
2. The submitted Environmental Noise Assessment report includes sections on noise survey and the noise break-in assessment including glazing and ventilation requirements. The report sets out the glazing and trickle ventilation requirements for each façade in order to meet suitable internal noise levels for the dwellings. The report concludes that suitable internal noise levels can be achieved in all of the proposed residential dwellings using a mixture of typical thermal double glazing and higher performance sound insulating double glazing, with acoustically treated trickle ventilation to reduce the requirements to open windows in some locations.
3. Following the comments received in the letter of representation, the applicant's acoustic consultant advised that "*plant noise from the ASDA store is taken to be part of the overall noise climate and so was measured during the survey detailed within the report – the dominant noise source was road traffic noise and so façade specifications are based*

*on mitigating this. The glazing and ventilation strategy therefore safeguards against plant noise as well, as the levels associated with this are below that of the road traffic.”* The applicant’s acoustic consultant further comments that they have reviewed the ASDA plant noise assessment report from 2013 and advise that *“it can be seen the ASDA plant noise at upper floors will still be significantly lower than the noise levels measured at 3m height at MP1 [measuring position 1] or at 1.5m height at MP3. Consequently, taking account of the proposed façade acoustic treatment the BS8233 internal noise level criteria are still comfortably achievable.”*

4. In response to an initial query by the Council’s Environmental Health Officer, the applicant’s acoustic consultant advised that *“in our assessment, we have included the ASDA plant roof as part of the noise climate alongside road noise, as both are stated in the condition. Suitable façade specifications have been provided in order to meet the criteria, which are driven by the road noise, as these are higher than the plant noise (including at higher levels where roof screening is diminished). This is the same approach as the approved Purple phase to the west.”* It is further advised that *“noise levels from the ASDA roof plant are expected to be 43 dB(A) during the day and 36 dB(A) at night. An initial BS4142 estimate against the plant limits set out in the ES chapter 8 (42 dB(A) day and 34 dB(A) night) shows that the increase above background is 1-2 dB which would not indicate an adverse or significant adverse impact. I would note that a BS 4142 initial estimate is dependent on the context. Context includes façade insulation at the receptor, which in this instance is in the developer’s control, with the recommendations set out in our report.”* Following the receipt of the additional information submitted the Council’s Environmental Health Officer has advised that the recommendations of the acoustic report are accepted.

### **CONCLUSION**

5. In light of the above information the details submitted are considered acceptable and would meet the requirements of Condition 63. The submitted details would also comply with Policy CS21 of the Woking Core Strategy 2012 and Policies DM5 and DM7 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0167

### **RECOMMENDATION**

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

Details approved are:

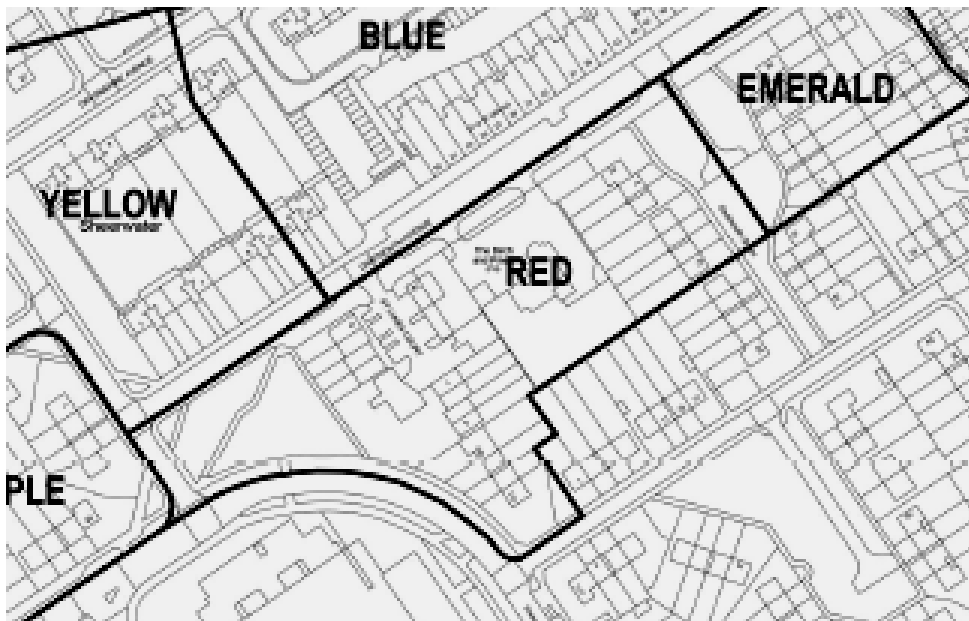
- Environmental Noise Assessment report by Cole Jarman (Report 18/0466/R01 Revision 4 dated 26.08.2020) received on 16.12.2020;
- Letter from Cole Jarman (ref: 18/0466/L2-0 dated 8.12.2020) received on 09.12.2020; and
- Email from Cole Jarman dated 15.12.2020 received (via agent dated 15.12.2020) on 16.12.2020.

**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.

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

**COND/2020/0185**

Partial Approval of details pursuant to Condition 57 (works within root protection area of trees) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



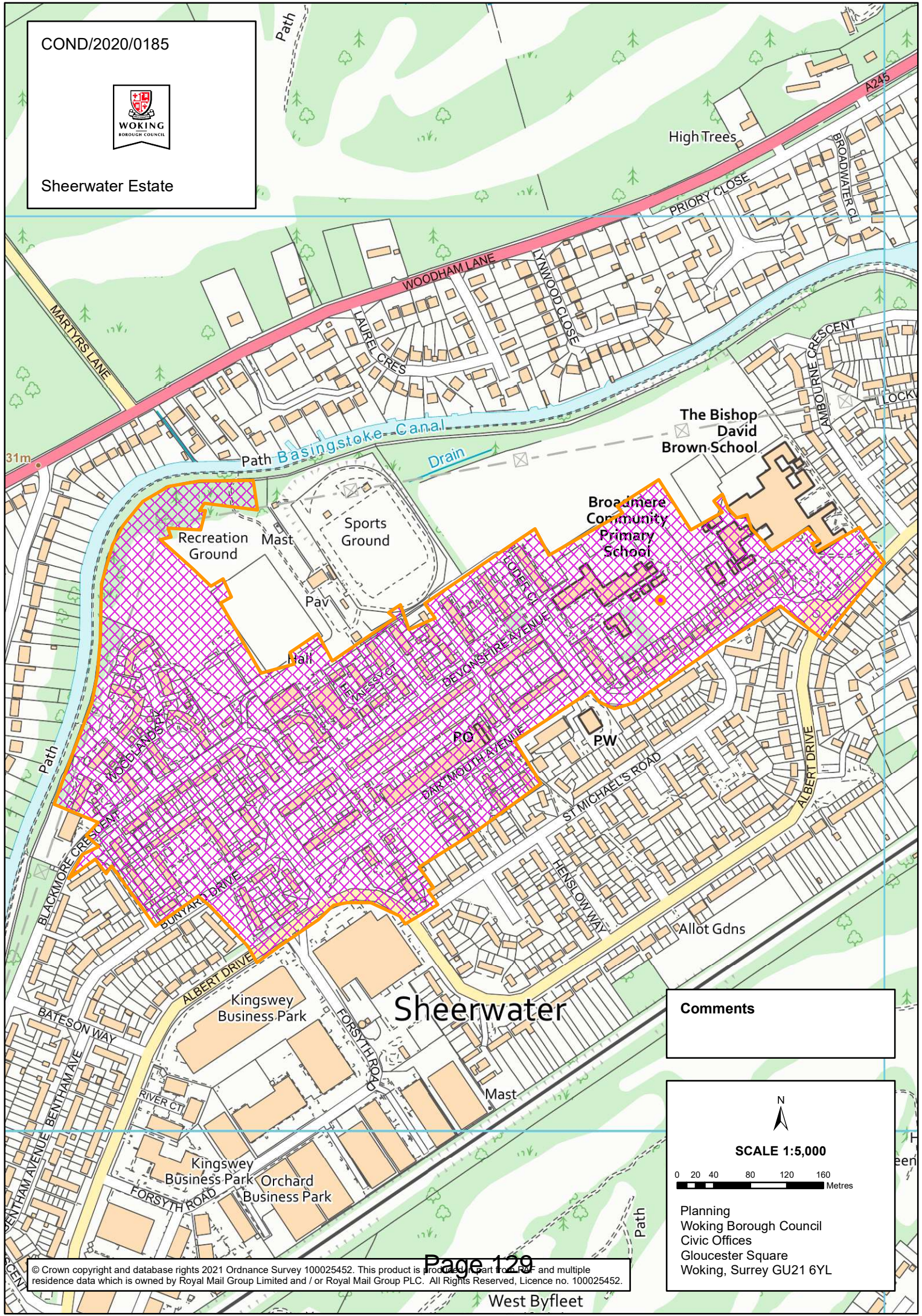




COND/2020/0185



Sheerwater Estate



Comments

N

SCALE 1:5,000

0 20 40 80 120 160 Metres

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





6k

COND/2020/0185

WARD: C

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

**PROPOSAL:** Partial Approval of details pursuant to Condition 57 (works within root protection area of trees) 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 partial approval of details pursuant to Condition 57 of planning permission PLAN/2018/0337 relating to works within the root protection areas of retained trees.

### **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

## 16 MARCH 2021 PLANNING COMMITTEE

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 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 Partial Approval of details pursuant to Condition 57 (works within root protection area of trees) for phase Red only.

Submitted with the application is a series of cross section plans detailing the approved works where they fall within the root protection areas of the trees to be retained within the phase.

### **CONSULTATIONS**

**WBC Arboricultural Officer:** The information provided is considered acceptable and should be complied with in full.

### **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

CS21 – Design

Development Management Policies DPD

DM2 – Trees and Landscaping

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 57.



## 16 MARCH 2021 PLANNING COMMITTEE

2. The works within the root protection areas of the retained trees, relate to the provision of footways, new surface treatments and minor alterations to levels to provide the new central open space to the western part of the phase and to provide new parking spaces to the eastern part of the phase. A series of cross section plans have been provided to show the proposed works within the root protection areas of the retained trees, including no-dig construction. These cross section plans have been reviewed by the Council's Arboricultural Officer who has advised that the submitted information is acceptable and should be complied with in full.

### **CONCLUSION**

3. In light of the above information, the details submitted are considered acceptable and would meet the requirements of Condition 57. The submitted details would also comply with Policies CS7 and CS21 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0185

### **RECOMMENDATION**

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

Details approved are:

- Section Arrangement – T29 G10 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1011 Rev P02) received on 08.02.2021;
- Section Arrangement – T5 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1001 Rev P01) received on 08.02.2021;
- Section Arrangement – T2 and T3 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1002 Rev P01) received on 18.02.2021;
- Section Arrangement – T7 and T8 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1003 Rev P01) received on 18.02.2021;
- Section Arrangement – T9 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1004 Rev P01) received on 18.02.2021; and
- Section Arrangement – T33 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1005 Rev P01) received on 18.02.2021.

#### **Notes to applicant:**

The applicant is advised that if any further works are proposed/required within the RPA of any retained tree other than those works approved above, then further approval of the Local Planning Authority will be required pursuant to Condition 57 of PLAN/2018/0337.

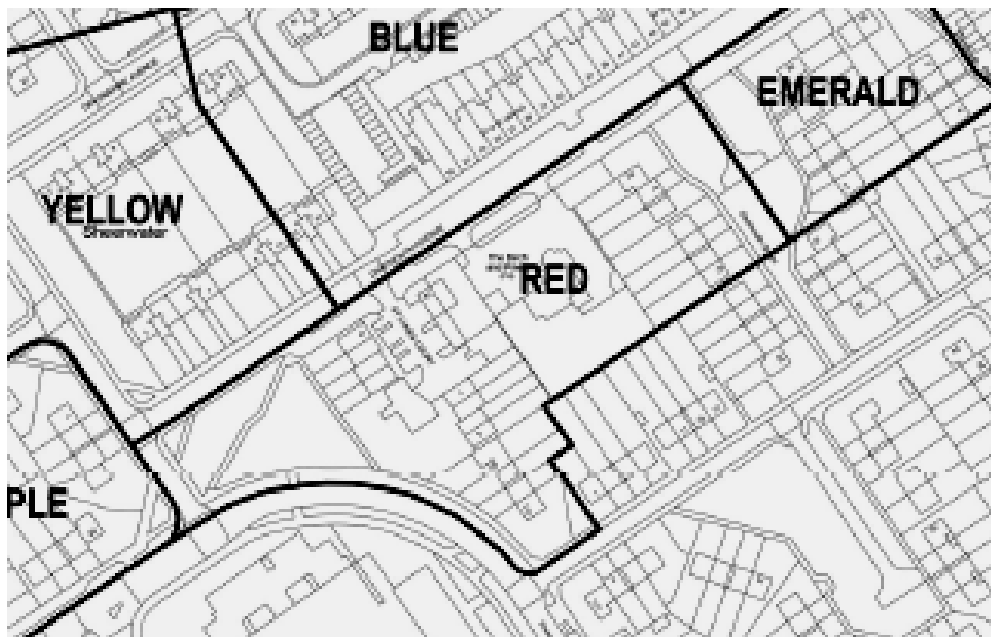
The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.



# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2020/0183

Partial Approval of details pursuant to Condition 44 (Landscape and Ecological Management Plan) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



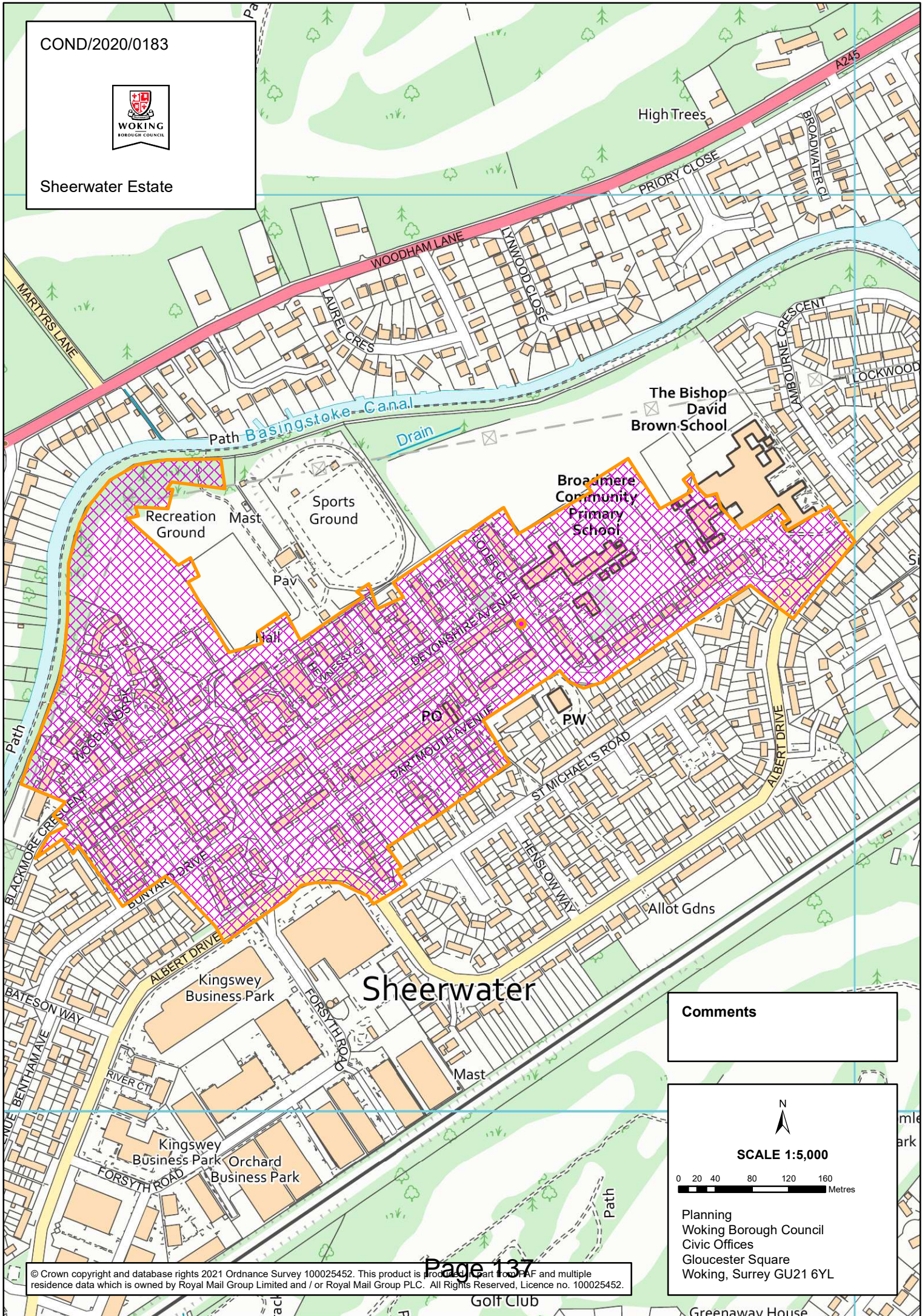




COND/2020/0183



Sheerwater Estate



Comments

N

SCALE 1:5,000

0 20 40 80 120 160 Metres

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





6I

COND/2020/0183

WARD: C

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

**PROPOSAL:** Partial Approval of details pursuant to Condition 44 (Landscape and Ecological Management Plan) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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

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

### **SUMMARY OF PROPOSED DEVELOPMENT**

This conditions application seeks partial approval of details pursuant to Condition 44 of planning permission PLAN/2018/0337 relating to the Landscape and Ecological Management Plan.

### **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

## 16 MARCH 2021 PLANNING COMMITTEE

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 partial approval of details pursuant to Condition 44 (Landscape and Ecological Management Plan) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is a Landscape Management Plan and an Ecological Enhancement Strategy.

### **CONSULTATIONS**

**WBC Arboricultural Officer:** The information provided is considered acceptable and should be complied with in full.

**Environment Agency:** No comments to make in respect of this phase.

### **REPRESENTATIONS**

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

### **RELEVANT PLANNING POLICIES**

#### Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 44.



## 16 MARCH 2021 PLANNING COMMITTEE

2. The purpose of a Landscape and Ecological Management Plan (LEMP) is to set out the general proposals, design objectives and long term maintenance activities for the landscaped areas of the site which can include planting, communal amenity/open space areas and ecological enhancements. Phase Red includes landscaped/planted areas, communal amenity space for residents (podium garden), amenity open space (Central Square open space with play area) and biodiversity enhancements.
3. In this case a Landscape Management Plan (LMP) and an Ecological Enhancement Strategy (EES) have been submitted for phase Red. The LMP includes detail of the landscaped areas e.g. tree planting, amenity grassland, shrub and hedge planting and rain gardens, details of the design objectives for the landscaped areas and the maintenance activities for each type of landscape feature within the phase. The LMP also outlines maintenance responsibilities for each landscaped area.
4. Phase Red includes the following landscaped typologies:
  - Public open space to the western part of the phase including an area of amenity grassland with existing retained mature trees, planting beds, a pedestrian route connecting Albert Drive to Dartmouth Avenue and a play area (LEAP);
  - Street tree planting;
  - Rain gardens; and
  - Semi-private communal podium courtyard accessible to residents only with raised planters, lawn, pergola and seating.

The landscape type areas reflect the details of the landscaping as approved under PLAN/2018/0337 (notwithstanding that the landscaping details require LPA approval under Condition 55 of PLAN/2018/0337).

5. The EES details the proposed ecological enhancements for both habitats and species for phase Red which include:
  - tree planting to offer nesting opportunities for birds;
  - amenity planting with a known value to wildlife and beneficial to pollinators;
  - rain garden planting;
  - provision of 10no. bat boxes to provide opportunities for roosting bats, with at least one provided prior to demolition to provide a roosting opportunity to mitigate the demolition of the dwelling where a potential roost will be lost;
  - 10no. bird boxes in a range of designs to provide new opportunities for nesting birds including Swift boxes, House Sparrow terraces and general bird boxes; and
  - 5no. Bug and bee boxes.

Many of the species boxes will be integrated into the building and a plan is provided, showing the positions of the proposed installations. These features will be inspected/maintained on an annual basis.

### **CONCLUSION**

6. No objections have been raised to the submitted information by the Environment Agency or the Council's Arboricultural Officer. The submitted details contained in the LMP and EES are therefore considered to comply with the requirements of Condition 44. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

## 16 MARCH 2021 PLANNING COMMITTEE

File - COND/2020/0183

### **RECOMMENDATION**

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

Details approved are:

- Landscape Management Plan by Tri External Landscape Design LLP (SHE-TRI-R0-XX-RP-L0-90-1001 P02 dated February 2021) received on 08.02.2021;
- Boundary elevation with No. 1 St. Michaels Road (SHE-TRI-R0-00-SE-L-90-1012 P02) received on 08.02.2021;
- Section Arrangement T29 G10 showing boundary enclosure (SHE-TRI-R0-00-SE-L-90-1011 P02) received on 02.03.2021;
- Ecological Enhancement Strategy by Ecology Solutions (9362.EES.vf) received on 04.01.2021 (**Note:** the applicant is advised that the phase Red boundary as shown on one of the plans in the appendix is incorrect, but this matter does not materially affect the details which can be approved); and
- Email from applicant dated 01.03.2021.

### **Notes to applicant:**

Notwithstanding the details shown on the General Arrangement Plan attached to the LMP above, there shall be no implied approval for the position of the play equipment shown on the plan which requires separate approval from the Local Planning Authority (LPA) under Condition 59 of PLAN/2018/0337 and is shown re-positioned on plans approved under COND/2020/0164 and COND/2020/0184.

Notwithstanding the details shown on the General Arrangement Plan attached to the LMP above, the kerb detail for the footway side of the rain gardens shall be as shown on the section plan as approved under COND/2020/0164 and COND/2020/0184.

Notwithstanding the details shown on the General Arrangement Plan attached to the LMP above, for the approved position of the tree protection fencing, these details are approved on the tree protection plan approved pursuant to Condition 54 under reference COND/2020/0164.

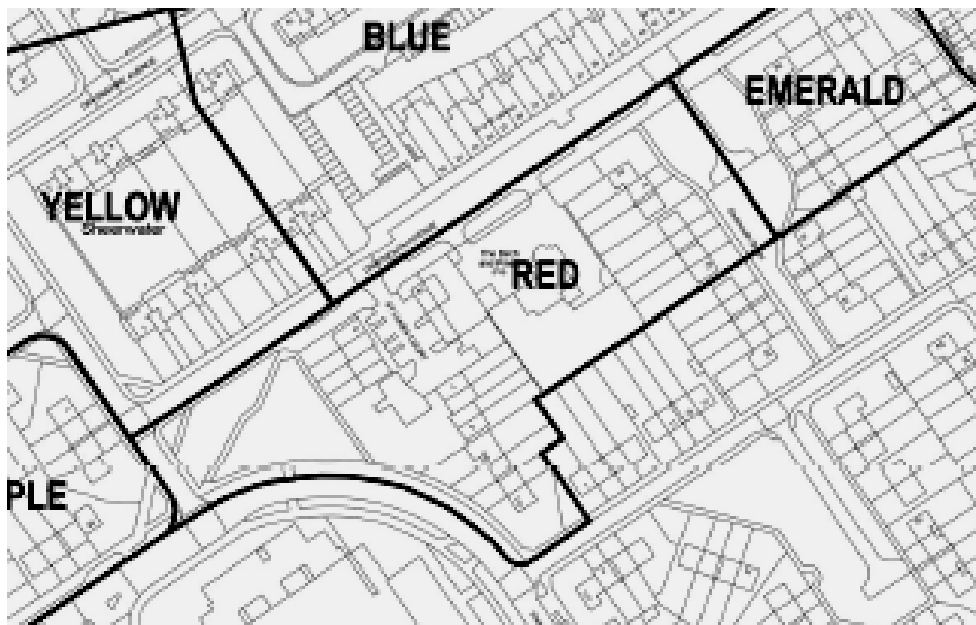
The applicant is advised that if any changes to the approved plans are required as a result of compliance with any other planning condition or separate process e.g. S278 process, then further approval of the LPA may be required for details pursuant to this condition (e.g. if SCC (or any other body) require changes to the scheme to satisfy their requirements), as no other process overrides the planning process, in the same way the granting of planning permission or LPA approval does not override any other regulatory process or land ownership rights.

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.

# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2020/0164

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



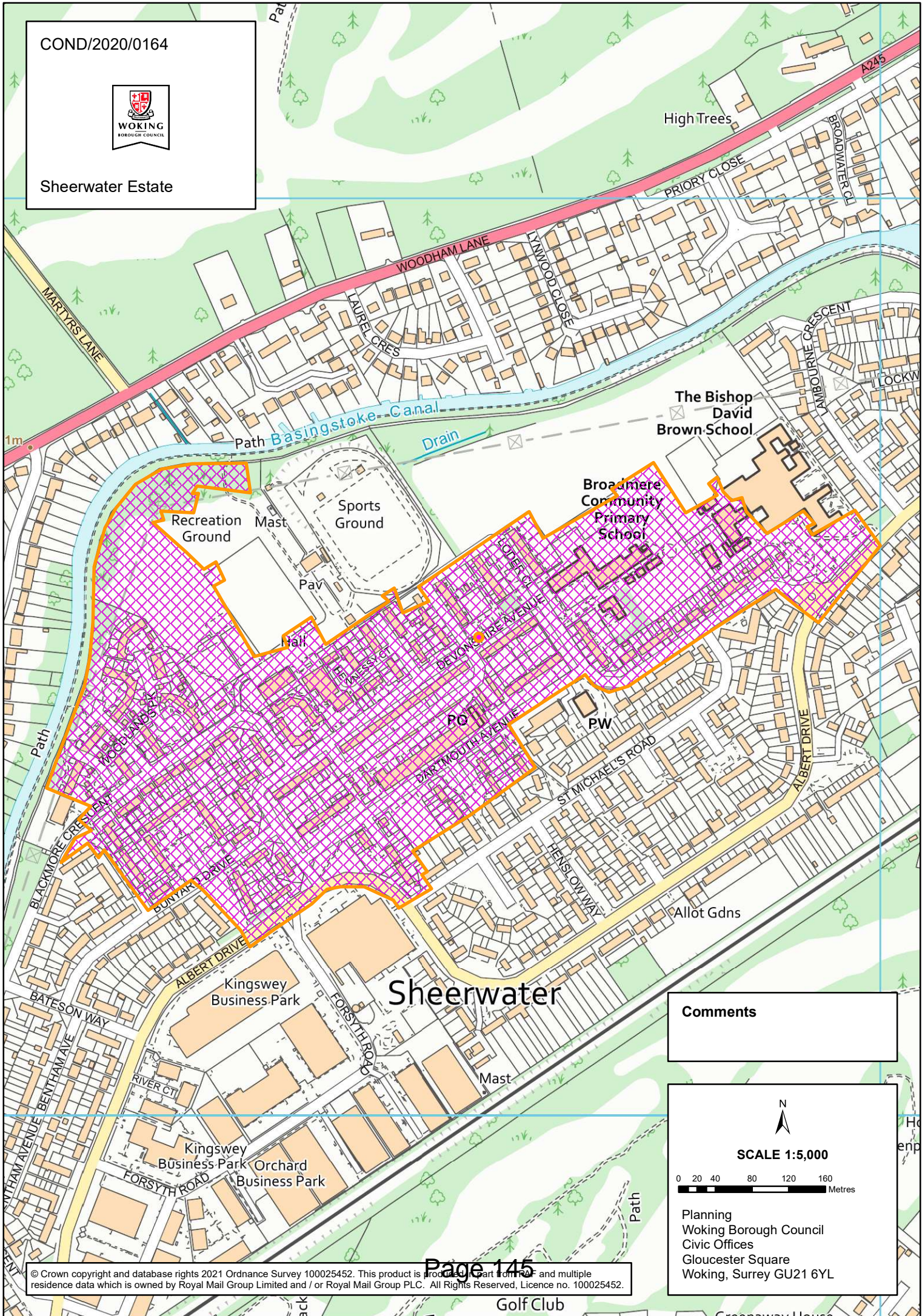




COND/2020/0164



Sheerwater Estate



Comments

N

SCALE 1:5,000

0 20 40 80 120 160 Metres

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





6m

COND/2020/0164

WARD: C

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

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

**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 partial approval of details pursuant to Condition 54 of planning permission PLAN/2018/0337 relating to arboricultural information and method statement.

### **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

## 16 MARCH 2021 PLANNING COMMITTEE

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.

**COND/2020/0164** - Partial Approval of details pursuant to Condition 54 (i) (insofar as the details relate to **tree removal only**) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration. Approved by Planning Committee on 23.02.2021.

### **PROPOSED DEVELOPMENT**

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

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

### **CONSULTATIONS**

**WBC Arboricultural Officer:** In principle the information provided is acceptable, more detail will be required in relation to the demolition around T9 in relation to underground infrastructure e.g. foundations. Arboricultural supervision is required for all works within Root Protection Areas (RPAs) of trees, if any play equipment is to be installed in the RPA then further detail will be required to ensure it is undertaken in an arboriculturally sensitive manner and regular monthly monitoring reports should be provided to the LPA Tree Officer.

**WBC Arboricultural Officer (second response):** Generally the information is acceptable, although a minor change in relation to the works around T9 is required, the demolition should be supervised by the Arboricultural Consultant, paying special attention to the underground structures/foundations which should be retained if possible. The positioning of the fencing prior to demolition should be shown. All other minor details can be discussed and agreed at the pre-commencement meeting.

**WBC Arboricultural Officer (third response):** The information provided is considered acceptable.



**REPRESENTATIONS**

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

**RELEVANT PLANNING POLICIES**

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

**PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 54.
2. The submitted Arboricultural Method Statement (AMS), details the specific measures to be adopted to ensure the protection of retained trees during the proposed development in accordance with the requirements of the condition. The AMS covers works such as, tree protection for retained trees, demolition, hard surface removal and removal of structures e.g. foundations of dwellings, fence posts etc., makes provision for a pre-commencement meeting with the Council's Arboricultural Officer, methods of construction for the provision of new hard surfaces within root protection areas (RPA's) of trees and specifies the works to be undertaken under Arboricultural Supervision (notwithstanding that any works with the RPAs are also required to be approved by the LPA pursuant to Condition 57 of the planning permission, application COND/2020/0185 also on this agenda).
3. Since the receipt of the Council's Arboricultural Officer's original comments, the AMS has been updated and further plans have been provided in relation to tree protective fencing and the proposed works including tree pit details for new tree planting in the highway and the soft landscaped areas. The Council's Arboricultural Officer has reviewed the information submitted, including the revisions and has advised that the information provided is considered acceptable.

**CONCLUSION**

4. In light of the above information and the comments from the Council's Arboricultural Officer, the details submitted are considered acceptable and would meet the requirements of Condition 54. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

**BACKGROUND PAPERS**

File - COND/2020/0164

## 16 MARCH 2021 PLANNING COMMITTEE

### **RECOMMENDATION**

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

Details approved are:

- Arboricultural Method Statement by Middlemarch Environmental (RT-MME-154318-01 Revision A) received on 08.02.2021;
- Tree Survey Plan Page 1 of 2 (C153540-01-01 Revision 00) received on 20.11.2020;
- Tree Survey Plan Page 2 of 2 (C153540-01-01 Revision 00) received on 20.11.2020;
- Tree Protection Plan Page 1 of 2 (C153540-01-02 Revision A) received on 01.03.2021;
- Tree Protection Plan Page 2 of 2 (C153540-01-02 Revision A) received on 01.03.2021;
- General Arrangement Level 00 Landscape and Public Realm (SHE-TRI-R0-00-PL-L-90-1001 Revision P06) received on 03.03.2021;
- General Arrangement Level 00 Planting Plan (SHE-TRI-R0-00-PL-L-90-1081 Revision P03) received on 08.02.2021;
- General Arrangement Level 01 Podium Landscape (SHE-TRI-R0-01-PL-L-90-1001 Revision P03) received on 08.02.2021;
- General Arrangement Tree Planting Plan (SHE-TRI-R0-00-PL-L-90-1071 Revision P03) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – within Adopted Highway Footway (SHE-TRI-R0-00-DT-L-90-1272 Revision P00) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – within areas of Soft Landscape (SHE-TRI-R0-00-DT-L-90-1271 Revision P00) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – within Adopted Highway Rain Garden (SHE-TRI-R0-00-DT-L-90-1273 Revision P01) received on 02.03.2021;
- Section Arrangement T29 G10 showing boundary enclosure (SHE-TRI-R0-00-SE-L-90-1011 P02) received on 02.03.2021; and
- Emails from applicant dated 01.03.2021 and 03.03.2021

### **Notes to applicant:**

With regard to the approved Tree Protection Fencing plans, the tree protection fencing shown to be installed for the last 3 months of the project on the plans shall be installed prior to any works commencing in these areas (this relates to trees T1-T3, T5, T7 and T8 and not trees T1-T7 as annotated on the plan).

Notwithstanding the details shown on the approved plans, the position of the tree protection fencing, shall be as shown on the tree protection plan approved pursuant to Condition 54 under reference COND/2020/0164.

As noted on the General Arrangement Level 00 Landscape and Public Realm plan the design details for the play equipment shown on the plans requires separate approval from the Local Planning Authority (LPA) under Condition 59 of PLAN/2018/0337. There shall be no implied approval for the positioning of the play equipment as shown on the approved General Arrangement Level 01 Podium Landscape plan.

The applicant is advised that if any changes to the approved plans are required as a result of compliance with any other planning condition or separate process e.g. S278 process, then further approval of the LPA may be required for details pursuant to this condition (e.g. if SCC (or any other body) require changes to the scheme to satisfy their requirements), as no other process overrides the planning process, in the same way the granting of planning permission or LPA approval does not override any other regulatory process or land ownership rights.

**16 MARCH 2021 PLANNING COMMITTEE**

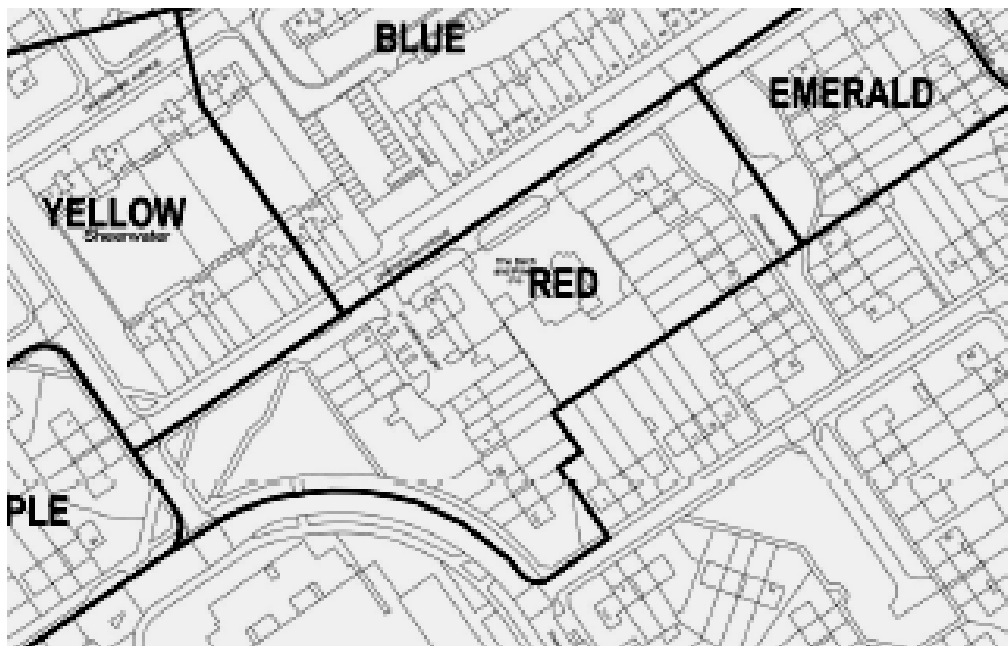
The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.



# Sheerwater Estate, Albert Drive, Sheerwater, Woking

COND/2020/0184

Partial Approval of details pursuant to Condition 55 (Landscaping) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



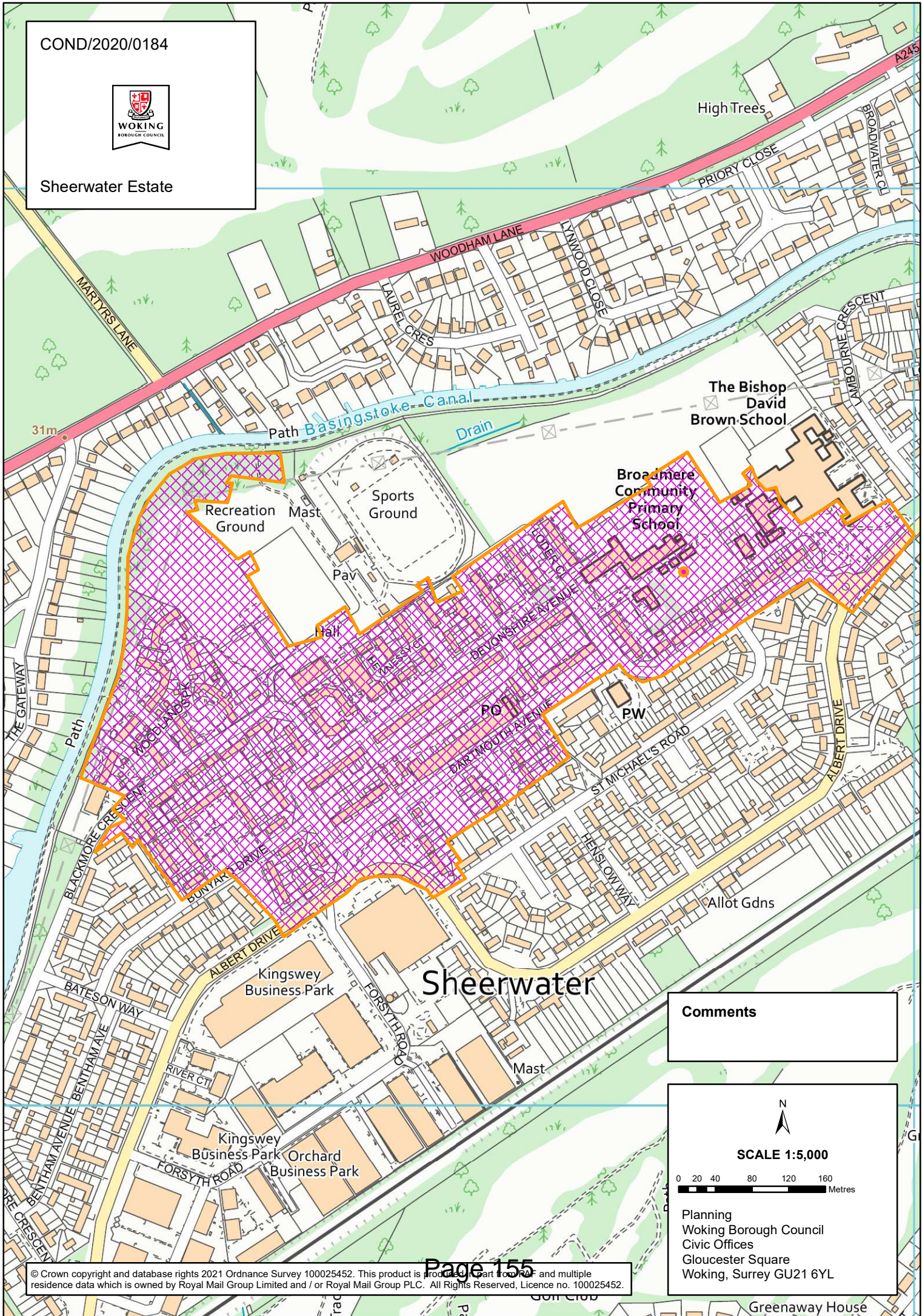




COND/2020/0184



Sheerwater Estate



Comments

N

SCALE 1:5,000

0 20 40 80 120 160 Metres

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







6n

COND/2020/0184

WARD: C

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

**PROPOSAL:** Partial Approval of details pursuant to Condition 55 (Landscaping) 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 partial approval of details pursuant to Condition 55 of planning permission PLAN/2018/0337 relating to landscaping.

### **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

## 16 MARCH 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 partial of details pursuant to Condition 55 (Landscaping) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

As series of landscaping, planting and tree planting plans have been provided for the phase along with cross sections of the tree pit details.

### **CONSULTATIONS**

**WBC Arboricultural Officer:** The landscaping information provided is considered acceptable and should be complied with in full.

### **REPRESENTATIONS**

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

### **RELEVANT PLANNING POLICIES**

#### Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

#### Development Management Policies DPD 2016

DM2 – Trees and Landscaping

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 55.

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2. The submitted plans include the landscaped areas at ground floor level and the first floor podium level and provide the following landscaping types, namely tree planting, shrub planting beds, perennial planting beds, grass/turf planting and rain gardens. The proposed landscaping details reflect the landscaping details as approved in the original planning permission under PLAN/2018/02337. As expected with a scheme of this size, some minor refinements are made, including the re-positioning of two new trees to be planted, so that they are no longer positioned under the canopies of retained trees and an additional shrub planting bed adjacent to the podium car park entrance. In terms of planting, 31no. new trees will be planted within the phase and for the other planting beds, the species mix will utilise the schedules approved in the original planning permission. Tree pit planting details are also provided for the new tree planting.
3. The Council's Arboricultural Officer advises that the landscaping detail submitted are acceptable.

### **CONCLUSION**

4. In light of the above information the details submitted are considered acceptable and would meet the requirements of Condition 55. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0184

### **RECOMMENDATION**

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

Details approved are:

- General Arrangement Level 00 Landscape and Public Realm (SHE-TRI-R0-00-PL-L-90-1001 Rev P06) received on 03.03.2021;
- General Arrangement Level 00 Planting Plan (SHE-TRI-R0-00-PL-L-90-1081 Rev P03) received on 08.02.2021;
- General Arrangement Level 01 Podium Landscape (SHE-TRI-R0-01-PL-L-90-1001 Rev P03) received on 08.02.2021;
- General Arrangement Level 01 Planting Plan (SHE-TRI-R0-01-PL-L-90-1081 Rev P03) received on 08.02.2021;
- General Arrangement Tree Planting Plan (SHE-TRI-R0-00-PL-L-90-1071 Rev P03) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – Within Adopted Highway Footway (SHE-TRI-R0-00-DT-L-90-1272 P00) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – Within Areas of Soft Landscape (SHE-TRI-R0-00-DT-L-90-1271 Rev P00) received on 08.02.2021;
- Tree Pit and Tree Planting Typical Detail – Within Adopted Highway Rain Garden (SHE-TRI-R0-00-DT-L-90-1273 P01) received on 02.03.2021;
- Boundary elevation with No. 1 St. Michaels Road (SHE-TRI-R0-00-SE-L-90-1012 P02) received on 08.02.2021;
- Section Arrangement T29 G10 showing boundary enclosure (SHE-TRI-R0-00-SE-L-90-1011 P02) received on 02.03.2021;
- Landscape Management Plan by Tri External Landscape Design LLP (SHE-TRI-R0-XX-RP-L0-90-1001 P02 dated February 2021) received on 08.02.2021; and

## 16 MARCH 2021 PLANNING COMMITTEE

- Emails from applicant dated 01.03.2021 and 03.03.2021.

### **Notes to applicant:**

As noted on the General Arrangement Level 00 Landscape and Public Realm plan the design details for the play equipment shown on the plans requires separate approval from the Local Planning Authority (LPA) under Condition 59 of PLAN/2018/0337. There shall be no implied approval for the positioning of the play equipment as shown on the approved General Arrangement Level 01 Podium Landscape plan.

Notwithstanding the details shown on the approved plans, the position of the tree protection fencing, shall be as shown on the tree protection plan approved pursuant to Condition 54 under reference COND/2020/0164.

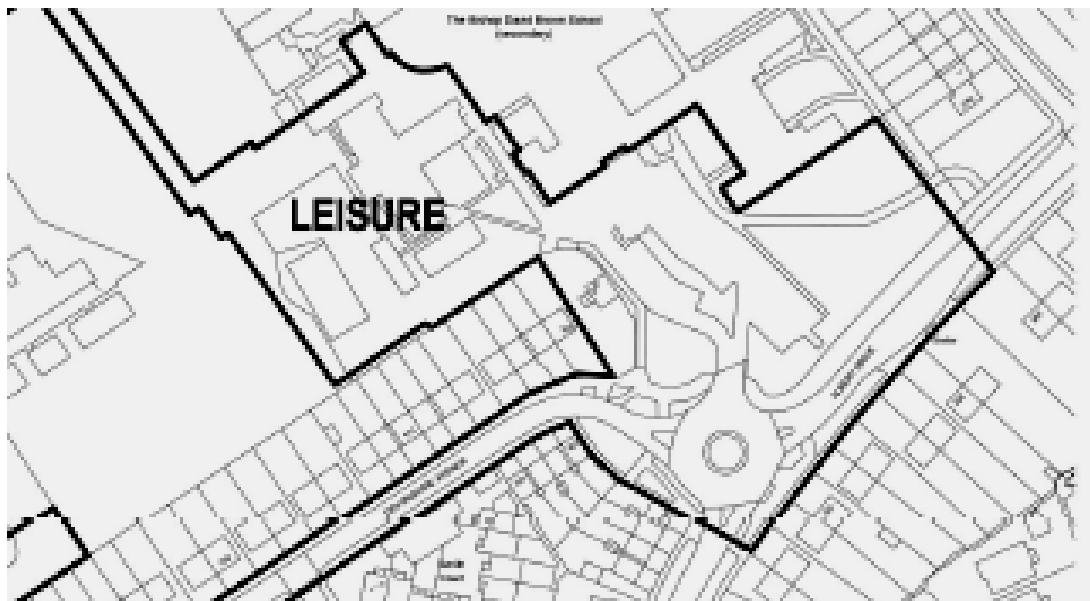
The applicant is advised that if any changes to the approved plans are required as a result of compliance with any other planning condition or separate process e.g. S278 process, then further approval of the LPA may be required for details pursuant to this condition (e.g. if SCC (or any other body) require changes to the scheme to satisfy their requirements), as no other process overrides the planning process, in the same way the granting of planning permission or LPA approval does not override any other regulatory process or land ownership rights.

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.

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

**COND/2021/0032**

Partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for the Leisure Centre car park only (phase Leisure Centre) of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.



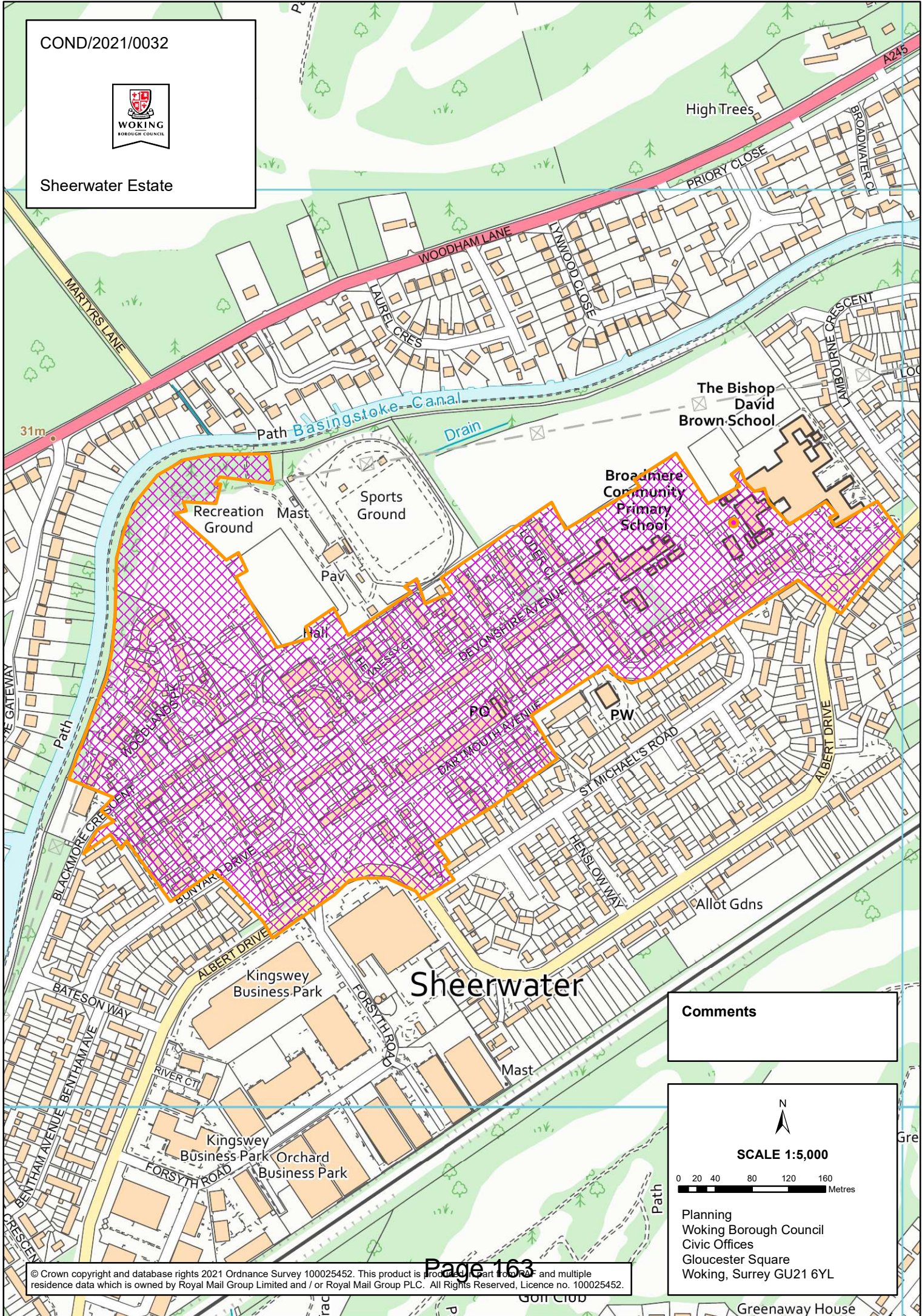




COND/2021/0032



Sheerwater Estate



The Bishop David Brown School

Broadmere Community Primary School

Sheerwater

Comments

N

SCALE 1:5,000

0 20 40 80 120 160 Metres

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





60

COND/2021/0032

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 the Leisure Centre car park only (phase Leisure Centre) of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Pellikaan

**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 partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for the Leisure Centre car park only (phase Leisure Centre) 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 Leisure Centre car park phase of the Sheerwater Regeneration. The Leisure Centre building itself is almost complete and is located within the grounds of Bishop David Brown School. The Leisure Centre building and sports pitches were granted permission under PLAN/2018/0374, but this conditions application relates to the car park which was included in planning permission PLAN/2018/0337.

### **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

## 16 MARCH 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 partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for the Leisure Centre car park only (phase Leisure Centre) of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Details of all of the proposed hard surfacing materials for the Leisure Centre car park have been provided with the application as follows:

<b>Material Reference</b>	<b>Area to be used</b>	<b>Proposed Material</b>
R01	Concrete Asphalt Road (non-permeable)	Concrete Asphalt Road (black)
P09	Permeable Concrete Block Paving (parking spaces) permeable	Marshalls Tegula Priora permeable block paving – Colour Pennant Grey
P10	Permeable Concrete Asphalt (accessible bays)	Permeable Concrete Asphalt Road (black)
P11	Concrete Block paving (footpath) (non-permeable)	Marshalls Mistral (re-branded as Conservation X) non-permeable block paving - colour Silver Grey
P12	Coloured Concrete Asphalt (Non- permeable)	BituChem Buff 2 - NaturaTex Cotswold Classic
P45	Permeable Concrete Block Paving (heavy vehicular)	Marshalls Tegula Priora permeable block paving – Colour Traditional

## 16 MARCH 2021 PLANNING COMMITTEE

P46	Permeable Concrete block paving (footpath)	Marshalls Mistral Priora (re-branded as Conservation X Priora) permeable block paving – Colour Silver Grey
All 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.
2. The proposed hard surfacing materials reflect the hard surfacing material types as specified on the plans approved under PLAN/2018/0337. The leisure centre car park also includes the school car park to the front of the school buildings and the new car park in front of the leisure centre. The majority of the parking bays would be surfaced with permeable concrete block paving in a grey colour with the access road also being permeable block paved in 'traditional' colour (which is a red/brown colour). However some of the access road into the school will be retained with an asphalt finish to match the existing. The palette of materials is considered to be of high quality and tone in well with the existing school car park, whilst also providing visual interest to different parts of the car park.

### **CONCLUSION**

3. Overall the proposed materials are considered to provide a high quality finish for the hard surfacing materials for the school and leisure centre car park. 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 Strategy 2012 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2021/0032

### **RECOMMENDATION**

## 16 MARCH 2021 PLANNING COMMITTEE

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; and in accordance with the details received on 23.02.2021 and as clarified by email from the agent dated 01.03.2021 [*Officer Note: Schedule to be as detailed in the proposed development section of this report*]; and
- Annotated plan General Arrangement Leisure Centre Car Park (SHE-BDP-00-00-PL-L-90-0112 Rev P08) received on 23.02.2021.

**Note to applicant:** The applicant is advised that the approved details relate to the leisure phase (Leisure Centre car park) 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.

**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)**





# Twisted Stone Golf Club, Pyrford Road, Woking

## PLAN/2020/0363

Temporary consent is sought for a period of 12 months for use of part of existing car park as a greenkeepers maintenance compound and siting of storage containers (retrospective)





PLAN/2020/0363



Twisted Stone Golf Club

21.8m

Green Edge

Drain

Pond

Aisling

Three Oaks

Dorthonian

Charnwood

Lees House

1

3

Lees Cottages

21.5m

Shamwari

Westhay

Club House

Path (um)

White Cottage

Martin House

Summer Keep Cottage

Path

Def

1

2

Lees Farm Cottages TB

Sherwood

House Cottage

The Old

Farm Gate Cottage

Lees Farm

Barn

5

4

2

1

21.1m

GP

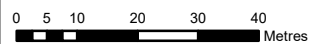
21.1m

Old House

Comments



SCALE 1:1,250



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

BOLTONS LANE

76

Dolphin House



6p PLAN/2020/0363

WARD: PY

**LOCATION:** Twisted Stone Golf Club, Pyrford Road, Woking, GU22 8UE

**PROPOSAL:** Temporary consent is sought for a period of 12 months for use of part of existing car park as a greenkeepers maintenance compound and siting of storage containers (retrospective)

**APPLICANT:** Mr G.Melhuish

**OFFICER:** David Raper

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**REASON FOR REFERRAL TO COMMITTEE:**

The recommendation includes enforcement action which falls outside the scope of delegated powers.

**SUMMARY OF PROPOSED DEVELOPMENT**

The proposal seeks temporary consent for a period of 12 months for use of part of existing car park as a greenkeepers maintenance compound and siting of storage containers. The proposal is retrospective.

**PLANNING STATUS**

- Green Belt
- Surface Water Flood Risk
- Thames Basin Heaths SPA ZoneB (400m-5km)

**RECOMMENDATION**

REFUSE planning permission and authorise enforcement action.

**SITE DESCRIPTION**

The proposal relates to part of the car park of the Twisted Stone Golf Club which is located on Pyrford Road in the Pyrford area of the Borough and forms part of designated Green Belt. To the east of the proposal site is the golf course and to the north is the clubhouse. To the south of the proposal site are residential properties at Lees Farm Cottages and Lees Farm Barn. To the west on the opposite side of Pyrford Road are detached dwellings in the urban area.

**RELEVANT PLANNING HISTORY**

None of relevance.

**CONSULTATIONS**

- **Environmental Health:** OBJECT on grounds of potential noise disturbance to neighbours.
- **County Highway Authority:** No objection.

- **Pyrford Neighbourhood Forum:** No comments received.

## **REPRESENTATIONS**

Six objections have been received raising the following summarised concerns:

- The site generates a significant amount of noise, dust and disturbance, including in the early hours
- Proposal is an eyesore
- Proposal detracts from the Green Belt
- Heavy machinery is stored on the site which is unrelated to the Golf Course
- The compound has grown over the years
- There is no indication of where the compound would be located after 12 months.

## **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (2019):

Section 12 - Achieving well-designed places

Section 13 - Protecting Green Belt land

Woking Core Strategy (2012):

CS6 - Green Belt

CS21 - Design

CS24 - Woking's Landscape and Townscape

CS25 - Presumption in Favour of Sustainable Development

Woking Development Management Policies DPD (2016):

DM3 - Facilities for Outdoor Sport and Outdoor Recreation

DM13 - Buildings Within and Adjoining the Green Belt

Pyrford Neighbourhood Plan (2017):

BE1 - Maintaining the Character of the Village

BE2 - Parking Provision

BE3 - Spatial Character

OS1 - Community Character

Supplementary Planning Documents:

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2008)

## **PLANNING ISSUES**

Impact on Green Belt:

1. The proposal site is in designated Green Belt and as such Woking Core Strategy (2012) policy CS6 'Green Belt', Woking DMP DPD (2016) policy DM13 'Buildings Within and Adjoining the Green Belt' and Section 13 of the NPPF (2019) apply and these policies seek to preserve the openness of the Green Belt. The NPPF (2019) regards the erection of new buildings in the Green Belt as 'inappropriate development' however an exception to this includes "*the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities*

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*preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*".

2. The NPPF (2019) goes on to state that "*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*".
3. Woking DMP DPD (2016) policy DM3 'Facilities for outdoor sport and recreation' states that the provision of outdoor sport and recreational facilities will be permitted where they meet the following criteria:

*"(i) The development is of an appropriate design, scale and layout relative to its intended use and surrounding area;*

*(ii) The development will not have an adverse visual impact;*

*(iii) The development, if involving agricultural land, is located on the lowest practicable grade and seeks to avoid the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there are overriding planning benefits for the development;*

*(iv) The development will not cause harm to a site of nature conservation, landscape or historic value that cannot be satisfactorily mitigated;*

*(v) The re-use of any existing buildings is prioritised and, in the case of a new facility, is satisfactorily integrated with existing buildings where present;*

*(vi) The development will not generate unacceptable activity or give rise to loss of amenity by virtue of noise, smell, light pollution, overlooking, traffic or other general disturbance; and*

*(vii) Opportunities are taken to connect to and enhance the surrounding Green Infrastructure Network.*

*The overall aim is for facilities for outdoor sport and outdoor recreation in the Green Belt to demonstrate that they will preserve the openness of the Green Belt and will not conflict with the purpose of including land within it"*

4. The proposal seeks the retention of a maintenance compound comprising the siting of four storage containers on an area of hardstanding formerly comprising a car park which is enclosed by post and rail fencing and vegetation. The storage of vehicles, materials and other items is also evident within the compound.
5. The maintenance compound relates to the surrounding Twisted Stone golf course which constitutes a facility for outdoor sport and recreation. As discussed above, the provision of 'appropriate facilities' for outdoor sport and recreation can be regarded as appropriate development in the Green Belt "*...as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*".
6. It is not clear why the proposed compound is required or why it is required for a temporary period and it is not clear where the maintenance compound was located previously or why this location cannot be used at present. This information has been requested but is not forthcoming from the applicant. Whilst the site previously comprised a car park, there was nonetheless an absence of above ground development and the car park therefore maintained the openness of the Green Belt. The storage containers are above-ground structures with a degree of permanence.



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7. Whilst storage containers can constitute temporary structures, they can develop a degree of permanence over time; in this case the storage containers appear to have been in place since July 2019 and if permitted, the proposal would result in the containers being in-situ for at least a further 12x months which would prolong the impact on the Green Belt. The containers are considered to have a degree of permanence and their size, bulk and massing are considered to result in a harmful loss of openness to the Green Belt.
8. It is not clear what the applicant's intentions would be at the end of the temporary period and there is the potential for the applicant to seek to retain the compound for a further temporary period if the current application were permitted. If the application were permitted on a temporary basis, it would be difficult to resist further applications for temporary permissions which would further prolong the impact on the Green Belt.
9. The containers represent structures in the Green Belt which are considered visually detracting features which result in a loss of openness to the Green Belt. The proposal is not considered to preserve the openness of the Green Belt and the proposal therefore constitutes inappropriate development in the Green Belt which is harmful by definition. The proposal is therefore contrary to Core Strategy (2012) policy CS6, DMP DPD (2016) policies DM3 and DM13 and the NPPF (2019). No Very Special Circumstances exist which would clearly outweigh the harm caused to the Green Belt by reason of the proposal's inappropriateness.

### Impact on Character:

10. Woking Core Strategy (2012) policy CS21 'Design' requires development proposals to "*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*". Section 12 of the NPPF (2019) 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*" and requires proposals to "*add to the overall quality of the area...*", to be "*visually attractive as a result of good architecture...*" and "*sympathetic to local character and history, including the surrounding built environment...*".
11. The proposal site is within the Pyrford Neighbourhood Plan area. Policy BE1 of the Pyrford Neighbourhood Plan (2017) states that new development should "*be designed to a high quality...ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials...*" and policy BE3 states that all new development must respect "*local character and appearance, with particular regard to using landscape to ensure that developments blend into, and do not appear incongruous with, their surroundings*".
12. The proposal site is clearly visible from public vantage points including from Pyrford Road to the west and from the public footpath that runs alongside the proposal site and through the golf course. The proposal site comprises storage containers positioned at angles to each other along with the open storage of materials and other items including machinery and vehicles. Whilst there are elements of landscaping around the site the containers and other items are clearly appreciable from the surrounding area. The containers and the site generally are considered to have a highly incongruous, discordant and cluttered appearance which detracts from visual amenities of the area. Whilst the application seeks temporary consent, the harmful

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impact described above would occur for a prolonged period which is considered unacceptable.

13. The storage containers appear to have been in place since July 2019 and the development is considered an unacceptably detracting feature in the area. Allowing the proposal for a temporary period would further extend this harm for another year. Considering the points discussed above, it is not clear why the maintenance compound is required and what the applicant's intentions would be at the end of the temporary period. There is therefore a potential for the applicant to seek to retain the development for a longer period which would be difficult to resist if the current application were permitted.
14. The proposed development, by reason of its form and appearance, results in an incongruous and visually harmful development, to the detriment of the character and visual amenities of the area. The proposal is therefore contrary to Woking Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Woking DMP DPD (2016) policy DM3 'Facilities for outdoor sport and recreation', Pyrford Neighbourhood Plan (2017) policies BE1 'Maintaining the Character of the Village' and BE3 'Spatial Character', Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2019).

### Impact on Neighbours:

15. Section 12 of the NPPF (2019) states that planning decisions should ensure that a 'high standard of amenity' is achieved for existing and future residents and Woking Core Strategy (2012) policy CS21 'Design' requires development proposals to be designed "*to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases*".
16. The proposal site has a close relationship with residential neighbours to the south at Lees Farm Cottages and Less Farm Barn. The north-eastern entrance to the compound is positioned approximately 10m from the boundary of No.1 Lees Farm Cottages and the proposal site is positioned approximately 10m from the boundaries with No.3 and No.4 Lees Farm Barn. The rear elevations of these neighbours face the proposal site and their private amenity spaces back onto the proposal site.
17. The applicant indicates that the site is being used as a maintenance compound for the surrounding golf course and on the proposal site vehicles and machinery are present along with the open storage of materials and other items. The coming and going of vehicles was observed during the Officer's site visits and neighbour representations indicate that the current use generates noise, dust and general disturbance, including in the early hours.
18. No information has been provided by the applicant which assesses the noise impact on neighbours. The use of the site as a maintenance compound has the potential to result in significant noise and general disturbance to neighbours, which are located in close proximity, through activities such as the use of tools, machinery and engines being started and revved, along with the general disturbance associated with vehicle movements and comings and goings.
19. It has not been demonstrated that the development does not impact unacceptably on the amenities of neighbours through noise and general disturbance and the Council's Environmental Health Team objects to the proposal on this basis. The proposal is therefore contrary to Woking Core Strategy (2012) policy CS21 'Design', Woking DMP

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DPD (2016) policy DM3 'Facilities for outdoor sport and recreation' and the NPPF (2019).

### Transportation Impact:

20. The proposal occupies an area of car park comprising approximately 25x parking spaces. There is a large car park on the northern side of the clubhouse and the proposal is not considered to result in an undue loss of parking. The County Highway Authority raises no objection. Overall the proposal is considered to result in an acceptable transportation impact.

### Community Infrastructure Levy (CIL):

21. The proposal does not involve an increase in residential floor area over 100m<sup>2</sup> and so is not CIL liable.

### **CONCLUSION**

22. The proposed development represents inappropriate development in the Green Belt, which is harmful by definition, and impacts detrimentally on the openness of the Green Belt and on the character and visual amenities of the surrounding area. Furthermore, it has not been demonstrated that the development does not impact unacceptably on the amenities of neighbours through noise and general disturbance. The proposal is therefore contrary to Woking Core Strategy (2012) policies CS6 'Green Belt', CS21 'Design' and CS24 'Woking's Landscape and Townscape', Woking DMP DPD (2016) policies DM3 'Facilities for outdoor sport and recreation' and DM13 'Buildings Within and Adjoining the Green Belt', Pyrford Neighbourhood Plan (2017) policies BE1 'Maintaining the Character of the Village' and BE3 'Spatial Character', Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2019).
23. For the above reasons it is considered that it would be expedient to take enforcement action against the unauthorised development.
24. It is therefore recommended that planning permission is refused and enforcement proceedings authorised

### **BACKGROUND PAPERS**

1. Site visit photographs
2. Consultation responses
3. Representations

### **RECOMMENDATION**

REFUSE planning permission for the following reasons:

01. The proposed development represents inappropriate development in the Green Belt which is harmful by definition and impacts detrimentally on the openness of the Green Belt. No Very Special Circumstances exist which would clearly outweigh the harm caused to the Green Belt by reason of the proposal's inappropriateness. The proposal would therefore be contrary to Woking Core Strategy (2012) policy CS6 'Green Belt', Woking Development Management Policies DPD (2016) policies DM3

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'Facilities for outdoor sport and recreation' and DM13 'Buildings Within and Adjoining the Green Belt' and the National Planning Policy Framework (2019).

02. The proposed development, by reason of its form and appearance, results in an incongruous and visually harmful development, to the detriment of the character and visual amenities of the area. The proposal is therefore contrary to Woking Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Woking Development Management Policies DPD (2016) policy DM3 'Facilities for outdoor sport and recreation', Pyrford Neighbourhood Plan (2017) policies BE1 'Maintaining the Character of the Village' and BE3 'Spatial Character', Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2019).
03. It has not been demonstrated that the development does not impact unacceptably on the amenities of neighbours through noise and general disturbance. The proposal is therefore contrary to Woking Core Strategy (2012) policy CS21 'Design', Woking Development Management Policies DPD (2016) policy DM3 'Facilities for outdoor sport and recreation' and the National Planning Policy Framework (2019).

It is further recommended that:-

The Head of Legal Services be instructed to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) and officers be authorised in the event of non-compliance to prosecute under Section 179 of the Act, or appropriate power, and/or take direct action under Section 178 in the event of non-compliance with the Notice.

Enforcement action be authorised to issue an Enforcement Notice in respect of the above land requiring the following within two months of the notice taking effect:

- i. Cessation of use of the site as a maintenance compound
- ii. Removal of the storage containers from the site
- iii. Removal from the land all materials, rubble and debris including all associated paraphernalia arising from compliance with the above

### **Informatives**

1. The plans relating to the development hereby refused are listed below:

2019-05-LOC (Location Plan) received by the LPA on 04.05.2020

2019-05-04 (Site Plan) received by the LPA on 29.04.2020

2019-05-05 (Plans and Elevations) received by the LPA on 29.04.2020

