

12 MAY 2020 PLANNING COMMITTEE

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PLAN/2020/0078

WARD: HV

LOCATION: Woking Gymnastics Club, Kingfield Road, Kingfield, Woking, Surrey, GU22 9AA

PROPOSAL: Proposed siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

APPLICANT: Mrs V. Davenport

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application relates to the provision of a new non-residential detached structure/building. The application is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The application proposes the siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Surface Water Flood Risk area (medium risk)

RECOMMENDATION

GRANT temporary planning permission subject to conditions.

SITE DESCRIPTION

The application relates to the existing site for the Woking Gymnastics Club which is occupied by a single large utilitarian building with hard surfacing providing parking immediately to the front of the site. The north stand of Woking Football Club is located to the south-west, immediately to the north-east is Woking Snooker Centre with residential properties beyond and residential properties to the south-east (to the rear of the gymnastics club building). To the north-west is a large area laid to hardstanding to the north-west.

PLANNING HISTORY

The most recent planning history for the site is as follows:

PLAN/2019/1176 - Redevelopment of site following demolition of all existing buildings and structures to provide replacement stadium with ancillary facilities including flexible retail, hospitality and community spaces, independent retail floorspace (Classes A1/A2/A3) and medical centre (Class D1) and vehicle parking plus residential accommodation comprising of 1,048 dwellings (Class C3) within 5 buildings of varying heights of between 3 and 11 storeys (plus lower ground floor and partial basement levels) on the south and west sides of the site together with hard and soft landscaping, highway works, vehicle parking, bin storage, cycle storage, plant and other ancillary works including ancillary structures and

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fencing/gates and provision of detached residential concierge building (Environmental Statement submitted). Under consideration

[Officer note: the Woking Gymnastics Club site is included within the wider application site area for the above application]

PLAN/2017/0342 – Change of use of existing Woking Snooker Centre (Use Class D2) to additional gymnastics space ancillary to existing Woking Gymnastics Club (Use Class D2). Erection of new linking structure between existing Gymnastics Club building and Snooker Centre building with associated revised parking and access arrangements and alterations to external materials and fenestration. Permitted 23.05.17 (not implemented).

PROPOSED DEVELOPMENT

The application proposes the siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

The portacabin would be located immediately adjacent to the front elevation of the building and would measure 7.3 metres in width, 2.7 metres in depth and would have a flat roof height of 2.6 metres. The portacabin would occupy a space which currently provides 3-4 car parking spaces.

The applicant advises that the temporary portacabin would accommodate 3 administration staff and would be in use 5 days per week (9am-6pm).

CONSULTATIONS

County Highway Authority: The proposal would not have a material impact on the safety and operation of the adjoining public highway and therefore there are no highway requirements.

REPRESENTATIONS

0 letters of representation have been received.

RELEVANT PLANNING POLICIES

The relevant policies are:

National Planning Policy Framework

Woking Core Strategy 2012

CS9 – Flooding and water management

CS18 – Transport and accessibility

CS19 – Social and Community infrastructure

CS21 – Design

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Development Management Policies DPD 2016

None relevant

Draft Site Allocations DPD (Regulation 19) July 2019

Policy UA44 – Woking Football Club, Woking Gymnastics Club, Woking Snooker Club

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SPD

Parking Standards SPD 2018

Outlook, Amenity, Privacy and Daylight SPD 2008

Design SPD 2015

PLANNING ISSUES

1. The main issues to consider in this case are the impact on visual amenity, impact on neighbouring residential amenity, parking provision and flood risk.
2. The application site forms part of a much larger site which is proposed as an allocation (Policy UA44) for mixed use development in the Draft Site Allocations DPD (Regulation 19) July 2019 version. The Draft Site Allocations DPD is still in the examination stage. However given the minor nature of this application, and as detailed below, a temporary period planning condition is recommended, it is not considered that if temporary planning permission were to be granted that this would prejudice the draft site allocation. It is noted as a matter of fact that a planning application for the draft site allocation area is currently under consideration by the Local Planning Authority.
3. The applicant advises that the portacabin would be used for administration staff. The proposal would be of benefit to the existing leisure use on the site and would comply with Policy CS19 of the Core Strategy which seeks to support and promote the provision of social and community infrastructure.

Impact on visual amenity

4. The proposal relates to the siting of a single storey portacabin structure immediately adjacent to the front elevation of the gymnastics club building but set to one side of the entrance. The front elevation of the gymnastics club building is faced in white render with the larger part of the building clad in green vertical metal cladding. The portacabin would occupy the space of 3-4 of the existing car parking spaces and would be modest in size and lower in height than the front part of the gymnastics building.
5. Although the proposed portacabin would be visible on the approach to the gymnastics club, snooker club and the adjacent football stadium, it would not be visible from outside the wider site. In addition the other parking spaces would be retained within the gymnastics club site and in the overflow parking area to the north of the application site. Thus parked vehicles would filter views of the portacabin and re-inforce the character of this area as a functional access and parking area to support the leisure uses on the wider site. As such the portacabin structure is not therefore considered to be out of character with the site and surrounding area. Furthermore given the varied appearance of the surrounding area it is not considered necessary to control the external colour of the proposed portacabin building. However given the inherently temporary nature of such structures it is considered reasonable and necessary to grant a temporary 3 year planning permission in order to review the condition at the end of that time.
6. Subject to condition the proposed development is considered to result in a visually acceptable development which would improve the character and quality of this area and would comply with Policy CS21 of the Woking Core Strategy and the NPPF.

Impact on neighbouring amenity

7. Policy CS21 of the Core Strategy advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful

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impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. Further detail is provided in the SPD Outlook, Amenity, Privacy and Daylight.

8. Given the position of nearby neighbouring properties in relation to the proposed portacabin structure it is not considered to result in any adverse neighbour amenity impacts. The proposal therefore complies with Policy CS21 of the Woking Core Strategy 2012, the SPD Outlook, Amenity, Privacy and Daylight and the NPPF.

Parking provision

9. The proposed portacabin would occupy 3-4 spaces at the front of the gymnastics building, leaving 9 parking spaces available. However the applicant has advised that *"there is plenty of alternative parking available in the overflow car park area adjacent to the football club."*
10. The Parking Standards SPD sets maximum parking standards for non-residential uses and for uses such as the gymnastics club an individual assessment of parking provision is required. Although the proposal would result in the loss of a maximum of 4 car parking spaces, it appears that there is no restriction on parking in the overflow car park area in the wider site, which although is outside the application site, appears to be available for parking. Given the distance of the application site from the highway, the loss of the 4 parking spaces is unlikely to result in a highway safety risk. The County Highway Authority has no highway requirements in respect of this application.
11. The proposed development is therefore considered to comply with Policy CS18 of the Woking Core Strategy 2012, the Parking Standards SPD and the NPPF.

Drainage and Flood Risk

12. The application site is located in Flood zone 1 (low risk) and part of the front of the site is located in the medium risk surface water drainage area. However given the limited floorspace of the proposed portacabin, that it would be sited on existing hard surfacing and its temporary nature, the proposal is not considered to result in any surface water flood risk that would need to be mitigated by planning condition. The proposal is therefore considered to comply with Policy CS9 of the Woking Core Strategy and the NPPF.

Local Finance Considerations

13. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. The proposed building is for a Class D2 (assembly and leisure) use and therefore the relevant CIL rate is nil.

CONCLUSION

14. Overall the proposal is considered to have an acceptable impact on the character of the surrounding area, neighbour amenity, parking and flood risk. It is however considered necessary to permit the proposal on a temporary 3 year basis. The proposal is therefore considered to accord with Policies CS9, CS18, CS19, CS21, CS24 and CS25 of the Woking Core Strategy 2012, SPD's Outlook, Amenity, Privacy and Daylight 2008 and Parking Standards 2018 and the NPPF. In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. It is therefore recommended that planning permission be granted subject to the conditions set out below.

BACKGROUND PAPERS

Planning File PLAN/2020/0078

RECOMMENDATION

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

1. The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development commencing on or before 3 years from the date of this planning permission.

Reason: The building hereby permitted is not considered suitable as a permanent form of development and to safeguard the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan rec 27.01.2020

Proposed Plan received 27.01.2020

Existing and Proposed Elevations received 27.01.2020

Photographs of proposed portacabin received 27.01.2020

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

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 NPPF.
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.