

29 SEPTEMBER 2020 PLANNING COMMITTEE

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COND/2019/0139

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial Approval of details pursuant to Condition 63 (protection of residential dwellings from noise) and 64 (acoustic performance of party walls/ceilings to prevent noise transfer between uses) for Purple Phase only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Thameswey

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The applicant is Thameswey and under the Scheme of Delegation, applications for approval of details pursuant to condition fall outside the delegation to Officers 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 63 (protection of residential dwellings from noise) and 64 (acoustic performance of party walls/ceilings to prevent noise transfer between uses) of planning permission PLAN/2018/0337.

PLANNING STATUS

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

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

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

PLANNING HISTORY

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

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm

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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 approval of details pursuant to Conditions 63 (protection of residential dwellings from noise) and 64 (acoustic performance of party walls/ceilings to prevent noise transfer between uses) of planning permission PLAN/2018/0337.

Condition 63 states:

Prior to the commencement of development (save for demolition and below ground works), in any phase containing residential development full details of a scheme for protecting the proposed residential units in that phase from road traffic noise; and plant noise in the vicinity of Asda for phases Purple and Red (as relevant) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic façade treatment including acoustic double and/or triple glazing with mechanical ventilation where necessary and any other means to protect the buildings from noise, in accordance with the principles detailed in Chapter 8 of the Addendum to the Environmental Statement dated October 2018. The approved scheme shall be carried out concurrently with the development of the residential units in that phase and shall be completed fully in accordance with the approved details. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of the development in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

An Environmental Noise Assessment report has been submitted with the application which demonstrates that noise surveys have been undertaken to ascertain the existing noise environment and then specifies glazing and ventilation requirements for the residential development to ensure that the internal noise levels comply with the relevant requirements.

The Environmental Noise Assessment concludes that different glazing and ventilation specifications are required for different facades (or parts of facades) to ensure the internal noise levels for residential development are met.

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Condition 64 states:

Prior to the commencement of development (save for demolition and below ground works), in any phase where residential development is proposed to be situated immediately above and/or adjacent to any non-residential use/development full details of the measures to be undertaken to ensure the acoustic performance of the relevant party ceilings/floors and walls to prevent noise transfer between uses (in accordance with the details specified in Chapter 8 of the Addendum to the Environmental Statement dated October 2018) for that phase 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 prior to the first occupation of the development in that phase.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

Details of the internal wall/partition construction of the houses and apartments have been provided with the application along with an Internal Acoustic Design Memorandum.

CONSULTATIONS

WBC Environmental Health Officer: No objection to the approval of details pursuant to Conditions 63 and 64.

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012
CS21 – Design

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Conditions 63 and 64.

Condition 63: (protection of residential dwellings from noise)

2. An Environmental Noise Assessment report has been submitted with the conditions application which demonstrates that noise surveys have been undertaken to ascertain the existing noise environment and then specifies the glazing and ventilation requirements for the residential development to ensure that the internal noise levels comply with the relevant requirements.
3. The Environmental Noise Assessment concludes that different glazing and ventilation specifications are required for different facades (or parts of facades) to ensure the internal noise levels for residential development are met. The Environmental Health Officer has reviewed the submitted information and advises that the proposed glazing meets the acoustic performance requirements and the acoustic performance data for the proposed trickle vents (ventilation) shows that they will achieve the BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' internal noise criteria. It is further advised that traffic noise is confirmed as the dominant noise source with the ASDA plant noise at upper floors being significantly lower than the noise levels

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measures in the survey. Having regard to the submitted information the Environmental Health Officer raises no objection to the approval of the submitted details

4. The submitted details are therefore considered to comply with the requirements of the condition.

Condition 64: (acoustic performance of party walls/ceilings to prevent noise transfer between uses)

5. The details submitted with the application include technical details relating to internal wall types/partitions, lining, boxing-in and party wall details. A report (memorandum) relating to internal acoustic design has also been submitted which refers to the sound insulation design standards, wall constructions, separating floors and ceilings and walls and floors to car park and plant rooms. The Council's Environmental Health Officer has reviewed the information submitted and has raised no objection to the details submitted. The submitted details are therefore considered to comply with the requirements of the condition.

CONCLUSION

6. The details submitted are considered acceptable and would meet the requirements of Conditions 63 and 64 respectively. The submitted details are also considered to comply with Policy CS21 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/2019/0139

RECOMMENDATION

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

Condition 63: (protection of residential dwellings from noise)

Details approved:

- Noise Assessment Report by Cole Jarman (Ref: 18/0466/R01 (4th Revision dated 26th August 2020) received by the Local Planning Authority on 26.08.2020;
- Letter from Cole Jarman (Ref: 18/0466/L1-1 dated 26 August 2020) received by the Local Planning Authority on 26.08.2020; and
- Letter from Cole Jarman (Ref: 18/0466/L1 dated 31 July 2020) received by the Local Planning Authority 31.07.2020

Note to applicant: The applicant is advised that the approved details relate to phase Purple only (notwithstanding the reference to phase Red in the noise assessment document) and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.

Condition 64: (acoustic performance of party walls/ceilings to prevent noise transfer between uses)

Details approved:

- Residential Internal Acoustic Design Memorandum (Ref: 18/0466/M1 dated 19th October 2018) received by the Local Planning Authority on 13.08.2019;

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- Internal Partitions: Wall type P105 (SHE-WIA-00-ZZ-SD-A-22-0103 Rev B), Internal Wall lining L101 (SHE-WIA-00-ZZ-SD-A-22-0104 Rev B), Internal Wall Lining L102 (SHE-WIA-00-ZZ-SD-A-22-0105 Rev B), Internal Wall Lining L103 (SHE-WIA-00-ZZ-SD-A-22-0106 Rev B), Party Wall at Shear Wall P203 (SHE-WIA-00-ZZ-SD-A-22-0109 Rev B), Patressing to Apartment Entrance Doors (SHE-WIA-00-ZZ-SD-A-22-0110 Rev B), all received by the Local Planning Authority on 13.08.2019;
- Typical Blockwork Walls B101, B102, B103, B104 (SHE-WIA-00-ZZ-SD-A-22-0115 Rev A); Internal Wall Types Key for Houses (SHE-WIA-00-ZZ-SD-A-22-0116 Rev A); Internal Wall Types P1 – Level 00 Page 1 of 3 (SHE-W1A-P1-00-SD-A-22-0201 Rev A); Internal Wall Types P1 – Level 00 Page 2 of 3 (SHE-W1A-P1-00-SD-A-22-0202 Rev A); Internal Wall Types P1 – Level 00 Page 3 of 3 (SHE-W1A-P1-00-SD-A-22-0203 Rev A); - Internal Wall Types P1 - Level 05 Page 1 of 2 (SHE-WIA-P1-05-SD-A-22-0206 Rev A)
- Internal Wall Types P1 - Level 05 Page 2 of 2 (SHE-WIA-P1-05-SD-A-22-0207 Rev A) received by the Local Planning Authority on 13.08.2019;
- RWP/SVP Boxing Out Detail (SHE-WIA-00-ZZ-SD-A-22-0111 Rev B); Internal Wall Type L104/IWL Independent Wall Lining (SHE-WIA-00-ZZ-SD-A-22-0112 Rev A); Internal Partition P103, P104 (SHE-WIA-00-ZZ-SD-A-22-0102 Rev C); Typical Party Wall P201 (SHE-WIA-00-ZZ-SD-A-22-0107 Rev C); Party Wall at Column P202 (SHE-WIA-00-ZZ-SD-A-22-108 Rev C); Lining Wall Types L105, L106 and L107 (SHE-WIA-00-ZZ-SD-A-22-0114 Rev A);
- Email from Cole Jarman dated 01.09.2020 regarding town house construction, received by the Local Planning Authority on 02.09.2020; and
- Email from agent regarding town house construction dated and received by Local Planning Authority on 02.09.2020

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