

02 FEBRUARY 2021 PLANNING COMMITTEE

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COND/2021/0013

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

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

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

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

SUMMARY OF PROPOSED DEVELOPMENT

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

PLANNING STATUS

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

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

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

PLANNING HISTORY

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

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or

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

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

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

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

PROPOSED DEVELOPMENT

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

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

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

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

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

CONSULTATIONS

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None required

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS21 – Design

CS24 – Woking's Landscape and Townscape

PLANNING ISSUES

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

CONCLUSION

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

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

BACKGROUND PAPERS

File - COND/2021/0013

RECOMMENDATION

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

Details approved:

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

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