

## 8 DECEMBER 2020 PLANNING COMMITTEE

6d PLAN/2020/1136

WARD: Canalside

**LOCATION:** Plot 2 G4S Industrial Building, Monument Way West, Woking, GU21 5EN

**PROPOSAL:** Prior Approval for the demolition of G4S building complete to slab level. All existing perimeter fencing will remain except for the inner fence which creates a lobby at the site entrance.

**APPLICANT:** Woking Borough Council

**OFFICER:** Bronwen Chinien

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

Woking Borough Council is the applicant. The application therefore falls outside of the scheme of delegated powers.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks Prior Approval for the demolition of the building previously occupied by G4S at Plot 2 of Monument Way West Industrial Estate, under the provisions of, Class B (demolition of buildings) Part 11, Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application was received on 10.12.2020 and the Local Planning Authority (LPA) has 28 days in which to make a decision as to whether the Prior Approval of the authority will be required as to the method of demolition and any proposed restoration of the site. In this instance, the applicant has agreed to an extension of time to allow the application to be determined.

### **PLANNING STATUS**

- Urban Area
- Employment Area
- High Pressure Gas Main
- Maybury and Sheerwater 'Priority Place'
- Thames Basin Heaths SPA ZoneB (400m-5km)

### **RECOMMENDATION**

Prior Approval not required.

### **SITE DESCRIPTION**

The proposal relates to Plot 2 G4S Industrial Building, Monument Way West, on the 'Wintonlea Industrial Estate'.

Plot 2 G4S Industrial Building is a part single part two storey commercial use building. The building is understood to be a former money exchange depot which is no longer in use.

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The site is generally rectangular with an indentation at the north, where there is a telecommunications mast which is not part of the application.

The building dates from is finished in facing bricks with two juxtaposed mono-pitched roofs. There is hardstanding surrounding the main building, providing on-site parking. The site boundary has a high security perimeter metal fence structure, consisting of an inner and outer fence.

The site is bounded by the Basingstoke canal to the north, Monument Way West to the south and commercial units to the east and west.

### **RELEVANT PLANNING HISTORY**

The site has an extensive planning history. A summary of the most significant is set out below:

PLAN/2001/0791 - The installation of 9 cross polar antennae and 2 transmission dishes at 21m high on the existing lattice mast. An equipment Cabin, measuring 3.7m x 2.5m x 2.8m, will also be installed adjacent to the mast, and boundary fence at ground level.  
*Permitted (Prior approval) – 10.09.2001*

PLAN/2001/0627 - Installation of 4 equipment cabins and 4 dishes with ancillary equipment at existing orange telecommunications site.  
*Permitted (Prior approval) - 26.06.2001*

PLAN/2020/0847 - Proposed alterations to glazing/doorway to entrance lobby on front elevation of the building and installation of a new non-illuminated fascia sign to replace existing.  
*Permitted - 02.10.2000*

PLAN/2000/0493 - Erection of a 3m high palisade fence to the front of the site. (Amendment to 2000/0131).  
*Permitted - 05.07.2000*

PLAN/2000/0131 - Erection of a 2400mm high palisade fence to the front of the site.  
*Permitted – 03.04.2000*

PLAN/1993/0626 - Replacement of existing 100ft radio communications free standing lattice tower with a new tower located 10m to the east of the current location  
*Permitted – 01.10.1993*

85/0803 – Erection 20 factory units together with area at west end of site and associated access roads and offices  
*Permitted*

85/0494 – Erection of 2810 sq m of light industrial premises and 411 sq m of offices together with associated car parking and access.  
*Permitted*

### **CONSULTATIONS**

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No consultations are required for this type of application. However, in order to be thorough the following consultations were made in any case:

**County Highway Authority (SCC):** The application site is accessed via Monument Way West, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

**Environmental Health:** Response received; no objection raised

**Surrey Wildlife Trust:** No response received at the time of writing. The Committee will be updated verbally with any future response.

### **REPRESENTATIONS**

The LPA is not required to notify neighbours as part of this type of application. However, it does require the developer to display a site notice for a minimum period of 21 days of the 28 days beginning with the date on which the application was submitted to the LPA.

### **PLANNING ISSUES**

1. Under the provisions of Class B (demolition of buildings), Part 11, Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the LPA has 28 days to determine whether Prior Approval will be required for **(1) the method of demolition and (2) any proposed restoration of the site. Under Class B these are the only two matters which can be considered.** No other planning considerations such as the principle of demolition or impact on parking provision can be undertaken. The applicant is only required to submit a written description of the proposed demolition works and confirmation that a notice has been displayed at the site. There is no requirement for the LPA to undertake any public consultation. The agent has submitted photographic evidence confirming that a site notice has been displayed and this has been confirmed during the officer's site visit.
2. A description of the development (demolition) has been given in the application form, stating that the method of demolition will involve asbestos removal and air testing (informed by an Asbestos survey, as submitted) and a subsequent soft strip of the building, followed by the dismantling of the building including existing ground floor concrete vaults, using mechanical equipment. The restoration of the site would involve the retention of the existing floor slab and all external service yard slabs. Spoil will be removed off site by the Demolition Contractors for recycling or to a licensed tip.
3. It is noted that the submitted information is high level and is not prescriptive about the exact methodology for demolition. However, as the site is located within an existing industrial area, not in close proximity to residential dwellings or public highway and is not a heritage asset, it is considered that the submission of further details is not required. Prior Approval of full details is **not** therefore considered to be required.

### **OTHER MATTERS**

4. The impact of noise emission, dust emission and working hours would be covered by Environmental Health legislation. Asbestos has been identified within the building and its removal will be covered by the Control of Asbestos Regulations 2012.

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5. An Ecological Survey and Assessment has been submitted with the application which concludes there to be negligible potential for badgers, bats, bird species or reptiles to be present on the site itself. The site is in close proximity to the Basingstoke Canal SSSI and recommendations are contained in the ecology report in regards to the prevention of pollution and avoidance of disturbance to adjoining habitats.
6. No objections are raised and the Prior Approval of further details is not required in this instance.

### **RECOMMENDATION**

Prior Approval not required.

### **Informatives**

01. The documents considered as part of this application are listed below:
  - Site Location Plan received by the LPA on 10/12/2020
  - Application Form received by the LPA on 10/12/2020
  - Asbestos Survey received by the LPA on 10/12/2020
  - Ecological Survey and Assessment dated December 2020 received by the LPA on 10/12/2020
  - Copy (Photo) of the agent's Site Notice received by the LPA on 15/12/2020
02. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Council's Environmental Health Service prior to commencement of works.
03. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
04. 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).

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05. The application site is located in the vicinity of an underground High Pressure Gas Main. Prior to commencing works, the applicant is advised to liaise with relevant parties to ensure the works can be undertaken satisfactorily.