

23 FEBRUARY 2021 PLANNING COMMITTEE

6h

COND/2020/0169

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Approval of details pursuant to Conditions 29 (Contamination Verification), 67 (Drainage Management and Maintenance Plan), 84 (Cycle storage for Leisure Centre), 85 (Travel Plan for Leisure Centre) and 86 (Refuse Storage details for Leisure Centre) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration relating to the Leisure Centre only.

APPLICANT: Pellikaan Construction

OFFICER: Joanne Hollingdale

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 approval of details pursuant to Conditions 29 (Contamination Verification), 67 (Drainage Management and Maintenance Plan), 84 (Cycle storage for Leisure Centre), 85 (Travel Plan for Leisure Centre) and 86 (Refuse Storage details for Leisure Centre) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration relating to the Leisure Centre only.

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 in respect of Conditions 29, 84, 85 and 86.

In respect of Condition 67 it is recommended that the Planning Committee authorises the Development Manager to approve any details submitted pursuant to this condition once the Council's Drainage and Flood Risk Engineer is satisfied with the submitted details/documents and raises no objection. Those submitted details/documents will then form part of the approved details for this condition.

SITE DESCRIPTION

This conditions application relates to the Leisure Centre phase of the Sheerwater Regeneration. This phase relates to the Leisure Centre which is almost complete and is located within the grounds of Bishop David Brown School.

PLANNING HISTORY

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

PLAN/2018/0374 - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. 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 29 (Contamination Verification), 67 (Drainage Management and Maintenance Plan), 84 (Cycle storage for Leisure Centre), 85 (Travel Plan for Leisure Centre) and 86 (Refuse Storage details for Leisure Centre) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration relating to the Leisure Centre only.

Condition 29 – (contamination verification)

An earthworks completion statement from the Earthworks Contactor has been submitted with the application which states that a watching brief was undertaken during their groundworks and no contaminated soils were found.

Condition 67 – (drainage management and maintenance plan)

A drainage systems Management and Maintenance Plan has been submitted with the application along with a Maintenance Schedule. Sports Pitch Maintenance details have also been submitted which include details for the drainage infrastructure (which is under the pitches) for the natural turf pitches. Maintenance guidelines for the artificial grass pitch have also been submitted.

Condition 84 – (cycle storage for Leisure Centre)

Two cycle shelters would be provided to the front of the Leisure Centre building. Each cycle shelter would have 6no. Sheffield cycle hoops providing storage for 12no cycles (24no. cycles in total). The cycle shelter frame would be finished with a matt black finish.

Condition 85 – (Travel Plan for Leisure Centre)

A Travel Plan for the Leisure Centre has been submitted with the application.

Condition 86 – (refuse storage for Leisure Centre)

A plan showing the position of the refuse storage area, which would accommodate both refuse and recycling bins has been provided. The refuse store would be located to the front (left) side of the building adjacent to the substation. A means of enclosure would surround the refuse store which would have a height of 2.5 metres and would be faced with metal cladding in the colour to match the cladding on the Leisure Centre building itself.

CONSULTATIONS

County Highway Authority: The revised Travel Plan is acceptable and the condition can be discharged. With regard to the cycle shelter the Highway Authority is satisfied and this condition can be discharged.

WBC Contaminated Land Officer: The submitted Hague Earthworks Completion Statement confirms the information required by the validation plan. A watching brief was maintained and no contamination was detected. Condition 29 for phases 1a and 1b can be discharged.

WBC Drainage and Flood Risk Engineer: The information submitted is not sufficient and further details are given as to what the document should contain so that it is useable by any future maintainer of the system [*Officer note: The comments have been forwarded to the applicant and further information is awaited*].

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

CS9 – Flooding and Water Management

CS18 – Transport and Accessibility

CS21 – Design

DM Policies DPD

DM5 – Environmental Pollution

DM8 – Land Contamination and Hazards

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Conditions 29, 67, 84, 85 and 86.

Condition 29 – (contamination verification)

2. Given the submitted earthworks completion statement from the contractor and the comments of the Council's Contaminated Land Officer, the submitted details are considered to be acceptable and comply with the requirements of the condition.

Condition 67 – (drainage management and maintenance plan)

3. Details of the management and maintenance of the drainage systems in connection with the leisure centre and sports pitches have been submitted. The Council's Drainage and Flood Risk Engineer has reviewed the submitted details and has advised that they are not sufficient to address the requirements of the condition. There should be one document for all drainage features for the leisure centre and sports pitches and the document needs to be useable for any future maintainer. The document is required to include a plan of all drainage features, highlight all critical features including their location, a Table of Maintenance for each component/feature and provide a list all specific components (i.e. the type of hydrobrake in case they need replacing). A table to record all inspections/maintenance and actions should also be included.

23 FEBRUARY 2021 PLANNING COMMITTEE

4. This information has been forwarded to the applicant and an updated drainage management and maintenance plan has been requested. However once revised details are received they will need to be reviewed by the Council's Drainage and Flood Risk Engineer. As the remainder of the details submitted with this application are considered acceptable, the Planning Committee is requested to delegate to the Development Manager the approval of any drainage management and maintenance plan details subject to no objection being raised to those details by the Council's Drainage and Flood Risk Engineer.

Condition 84 – (cycle storage for Leisure Centre) and Condition 85 – (Travel Plan for Leisure Centre)

5. The proposed cycle storage area is well sited to the front of the building and would have an acceptable appearance. 24no. cycle parking spaces would be provided for users of the leisure centre only (separate from any school cycle parking). The Parking Standards SPD does not set any cycle parking standard for such uses and as such the provision is considered acceptable. The County Highway Authority has also raised no objection to the details submitted.
6. A revised Travel Plan has been submitted with the application in response to earlier comments of the Travel Plan Officer at the County Highway Authority. The County Highway Authority has reviewed the revised Travel Plan and has advised that it is acceptable. The submitted information is considered to comply with the requirements of the condition.

Condition 86 – (Refuse storage details for the Leisure Centre)

7. A refuse storage area would be provided to the front (left) side of the leisure centre building, accessed directly from the car park. The refuse store will make provision for both refuse and recycling bins. The refuse store will be faced with metal cladding in a pearl beige colour (RAL 1035) which will match the colour of the cladding on the leisure centre building. It will provide an acceptable subservient enclosure, being complimentary to the appearance of the adjacent building. The proposed details are therefore considered to be acceptable and comply with the requirements of the condition.

CONCLUSION

8. The details submitted are considered acceptable and would meet the requirements of Conditions 29, 84, 85 and 86. The submitted details are also considered to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD 2016 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.
9. With regard to details pursuant to Condition 67, it is requested that delegated authority be given to the Development Manager to approve any details subject to no objection being raised to those details by the Council's Drainage and Flood Risk Engineer. In this scenario the details would comply with Policy CS9 of the Woking Core Strategy 2012.

BACKGROUND PAPERS

File - COND/2020/0169

RECOMMENDATION

23 FEBRUARY 2021 PLANNING COMMITTEE

It is recommended that the Planning Committee authorises the Development Manager to approve any details submitted pursuant to Condition 67 – (drainage management and maintenance plan) once the Council's Drainage and Flood Risk Engineer is satisfied with the submitted details/documents and raises no objection. Those submitted details/documents will then form part of the approved details for this condition.

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

Condition 29 – (contamination verification)

Details approved:

- Earthworks Completion Statement by Hague Construction received on 26.11.2020;

Condition 84 – (cycle storage for Leisure Centre)

Details approved:

- Cycle Storage Plan (Bicycle Shelter plan by Pozzoni P4235-02_0126 Rev C1) received on 18.12.2020; and
- Agent's email confirming cycle store details received on 18.12.2020.

Condition 85 – (Travel Plan for Leisure Centre)

Details approved:

- Revised Travel Plan – Sport and Leisure Facility Travel Plan by Motion (Final Rev 4 dated 13.01.2021) received on 20.01.2021;

Condition 86 – (Refuse storage details for the Leisure Centre)

Details approved:

- Bin store plan and enclosure (Bin store plan by Pozzoni P4235-02_0128 Rev C2) received on 26.01.2021; and
- Agent's email confirming bin store details received on 26.01.2021.

Notes to applicant: The applicant is advised that the development is required to be implemented in accordance with the approved details.