

23 FEBRUARY 2021 PLANNING COMMITTEE

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COND/2019/0185

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial Approval of details pursuant to Condition 89 (fixed plant and equipment) for the Leisure Centre phase only to planning permission PLAN/2018/0374 for the Sheerwater Regeneration

APPLICANT: Thameswey & Pellikaan Construction **OFFICER:** Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

One of the applicants is Thameswey and under the Scheme of Delegation, applications for approval of details pursuant to condition, by this applicant, 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 Condition 89 (fixed plant and equipment) for the Leisure Centre phase only of planning permission PLAN/2018/0374.

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 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

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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 Condition 89 (fixed plant and equipment) for the Leisure Centre phase only of planning permission PLAN/2018/0374.

Condition 89 requires the approval of details relating to any plant and equipment to be installed in connection with the leisure centre building.

An assessment of noise is provided in the submitted noise report 'Discharge of Acoustic Planning Conditions', which includes details of the proposed plant to be installed, locations of plant/equipment and details relating to their noise levels. This report has been amended since it was originally submitted to address issues raised by the Environmental Health Officer.

CONSULTATIONS

WBC Environmental Health Officer: Based on the conclusions of the revised Acoustic report, which takes into account night time noise and states there is no tonal noise equipment, there is no objection to the discharge of Conditions 58 and 89.

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

DM Policies DPD
DM5 – Environmental Pollution
DM7 – Noise and Light Pollution

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 89.
2. A revised noise report has been submitted with the application, which includes details of the proposed plant to be installed, locations of plant/equipment and details relating to their noise levels. The noise report identifies the nearest noise-sensitive residential receptors as being Devonshire Avenue and the future development in the vicinity of Loder Close. The existing noise baseline measurements have been considered, along with the noise predictions for the leisure centre activity and the predicted noise levels from the individual items of plant. Some plant will be located within individual rooms in the leisure centre, some in the external plant room and some on the roof.

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3. The revised noise report advises that the lowest typical measured background noise level is 41dB for the period covering the opening hours of the leisure centre (06:30-22:30 hours). The proposed plant noise is assessed in the report including proposed mitigation measures i.e. attenuators for air intake and exhausts. The report advises that with the mitigation measures the predicted noise levels from the proposed plant at the nearest noise sensitive residential receptors is 36dB which is 5dB below the background sound level indicating a low impact. Only the gas fired heating boilers to maintain temperature for the pool hall ventilation and pool water will be run overnight and the boilers are located internally in the main first floor plant room. The swimming pool air handling unit will also run overnight in night-time setback mode at reduced air volume and the fresh air and exhaust air ductwork incorporate attenuators. The revised report has assessed the night time noise from this plant and advised that it would be 3dB below the typical background noise level between 22:30 and 06:30 hours (34dB). The revised noise report concludes that the plant noise would have a low impact at the residential receptors.
4. For completeness the noise report also considers the assumed internal activity noise levels within the building and states that the predicted noise levels would be around 10-11dB below the background noise level.
5. The revised noise report advises that the cumulative noise impact of plant noise and internal noise breakout are not normally summed together because the standards by which they are assessed are not applicable to the other noise type. Nonetheless for comparison purposes the noise levels have been summed and the predicted combined noise level at the nearest noise sensitive receptors would be 37dB. This would be 4dB below the background noise level and therefore a low cumulative impact is expected at the nearest residential receptors which is considered to be acceptable. Having regard to the submitted information the Council's Environmental Health Officer raises no objection to the approval of the submitted details.

CONCLUSION

6. The details submitted are considered acceptable and would meet the requirements of Condition 89. The submitted details are also considered to comply with Policy CS21 of the Woking Core Strategy 2012, Policies DM5 and DM7 of the DM Policies DPD 2016 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2019/0185

RECOMMENDATION

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

Details approved:

- Discharge of Acoustic Planning Conditions Noise Assessment Report by MLM Group (Ref: 103331-MLM-ZZ-XX-RP-YA-0002 Revision C04 dated 25.01.2021) received on 26.01.2021;
- Details contained in agent's email dated 26.01.2021; and
- Roof Services Layout Plan (M/19/12/0074/17 Rev D) received on 26.01.2021.

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Notes to applicant: The applicant is advised that the development is required to be implemented in accordance with the approved details. If the internal activity noise levels in the proposed spaces are expected to or operate above the assumed levels then a further assessment and potential mitigation will be required and will require subsequent LPA approval.

The applicant is advised that the approved details relate to the Leisure Centre Phase 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.