

## 16 MARCH 2021 PLANNING COMMITTEE

6g COND/2020/0186

WARD: HO

**LOCATION:** Land Adjacent To Units 15 & 16, Kestrel Way, Woking, Surrey, GU21 3BA

**PROPOSAL:** Discharge of Conditions 21 and 22 of PLAN/2019/0573 (Variation of condition 2 of PLAN/2016/1012 (Erection of 2No. detached industrial units comprising Building 1 for Class B1(c) (Light Industrial Use) (563sqm GIA) and Building 2 for Class B1(c) (Light Industrial) to allow minor variations to the design and siting of Building 2).

**APPLICANT:** Paul Roberts

**OFFICER:** Barry Curran

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

Legal advice is that conditions applications submitted by or on behalf of Woking Borough Council fall outside the Scheme of Delegation and are required to be determined by the Planning Committee.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks approval of details pursuant to Conditions 21 and 22 of PLAN/2019/0573 relating to contamination and landscaping.

### **PLANNING STATUS**

- Thames Basin Heaths Special Protection Area (SPA) Zone A (within 400m)
- Within 180 metres of Horsell Common SSSI
- Urban Area
- Adjacent Green Belt
- Adjacent Common Land
- Adjacent Site of Nature Conservation Importance
- Adjacent to Employment Area

### **RECOMMENDATION**

APPROVE submitted details.

### **SITE DESCRIPTION**

The application site extends to some 0.38 hectares and currently forms part of the former recycling centre and immediately adjacent land, a small part of which forms part of the adjacent allotment site.

Access to the site is gained from Kestrel Way which serves the adjacent Goldsworth Park Trading Estate which lies to the west of the application site. To the north of the application site is Horsell Common and to the east is the allotment site. To the east of the site, beyond Tracious Lane lies the rear gardens of a number of residential properties and The Cricketers Public House.

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### **PLANNING HISTORY**

The most relevant application relates to:

PLAN/2019/0573 - Variation of condition 2 of PLAN/2016/1012 (Erection of 2No. detached industrial units comprising Building 1 for Class B1(c) (Light Industrial Use) (563sqm GIA) and Building 2 for Class B1(c) (Light Industrial) to allow minor variations to the design and siting of Building 2 – Permitted 24.09.2019

### **PROPOSED DEVELOPMENT**

This conditions application seek to discharge Condition 21 relating to contamination and Condition 22 relating to landscaping of PLAN/2019/0573.

### **CONSULTATIONS**

Scientific Officer: Details submitted are considered acceptable (05.01.21)

### **REPRESENTATIONS**

N/A

### **PLANNING ISSUES**

1. The only planning issue that need to be addressed in the determination of this application is whether the information submitted is considered acceptable with regards to the requirements of Condition 21 and 22.
2. A Landscape Plan Drawing 12840.20 requiring BS top soil/ specific depths of soil has been submitted in support of this application. The site investigation info indicating no significant contamination; the proposed end use - offices with some soft landscaping; and the requirement for the developer to follow the landscape plan. No contamination was detected during the course of the development which was confirmed by email dated 15.12.20. This confirmation along with the submitted plan would satisfy the requirements of Condition 21.
3. The soil suitability was found to be acceptable as confirmed by email dated 15.12.20 which confirmed that no obvious indication of any contaminants in the subsoils were found during excavation works. This confirmation along with the submitted plan would satisfy the requirements of Condition 22.
4. The Council's Scientific Officer has reviewed the submitted details and confirms that the details are acceptable.

#### Conclusion

5. Information submitted is considered acceptable in approving the details pursuant to Conditions 21 and 22 of PLAN/2019/0573

### **BACKGROUND PAPERS**

1. Response from Scientific Officer (05.01.21)

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### **RECOMMENDATION**

It is recommended that details submitted be APPROVED as follows:

1. Email dated 16.12.2020 confirming that no ground contamination or signs of contamination were found as a result of the earthworks, foundations, drainage and external works carried out at the Kestrel Way site with reference to PLAN/2019/0573
2. Email dated 16.12.2020 confirming that no indication of contamination in the subsoils with reference to works at Kestrel Way
3. Landscape Plan BBF drawing 12840.20 requiring BS top soil / specific depths of soil