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COND/2021/0032

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 the Leisure Centre car park only (phase Leisure Centre) of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Pellikaan

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 partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for the Leisure Centre car park only (phase Leisure Centre) 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 Leisure Centre car park phase of the Sheerwater Regeneration. The Leisure Centre building itself is almost complete and is located within the grounds of Bishop David Brown School. The Leisure Centre building and sports pitches were granted permission under PLAN/2018/0374, but this conditions application relates to the car park which was included in planning permission PLAN/2018/0337.

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

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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 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.

PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for the Leisure Centre car park only (phase Leisure Centre) of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Details of all of the proposed hard surfacing materials for the Leisure Centre car park have been provided with the application as follows:

Material Reference	Area to be used	Proposed Material
R01	Concrete Asphalt Road (non-permeable)	Concrete Asphalt Road (black)
P09	Permeable Concrete Block Paving (parking spaces) permeable	Marshalls Tegula Priora permeable block paving – Colour Pennant Grey
P10	Permeable Concrete Asphalt (accessible bays)	Permeable Concrete Asphalt Road (black)
P11	Concrete Block paving (footpath) (non-permeable)	Marshalls Mistral (re-branded as Conservation X) non-permeable block paving - colour Silver Grey
P12	Coloured Concrete Asphalt (Non- permeable)	BituChem Buff 2 - NaturaTex Cotswold Classic
P45	Permeable Concrete Block Paving (heavy vehicular)	Marshalls Tegula Priora permeable block paving – Colour Traditional

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P46	Permeable Concrete block paving (footpath)	Marshalls Mistral Priora (re-branded as Conservation X Priora) permeable block paving – Colour Silver Grey
All materials to be used in areas as shown on the plans submitted with this application.		

CONSULTATIONS

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.
2. The proposed hard surfacing materials reflect the hard surfacing material types as specified on the plans approved under PLAN/2018/0337. The leisure centre car park also includes the school car park to the front of the school buildings and the new car park in front of the leisure centre. The majority of the parking bays would be surfaced with permeable concrete block paving in a grey colour with the access road also being permeable block paved in 'traditional' colour (which is a red/brown colour). However some of the access road into the school will be retained with an asphalt finish to match the existing. The palette of materials is considered to be of high quality and tone in well with the existing school car park, whilst also providing visual interest to different parts of the car park.

CONCLUSION

3. Overall the proposed materials are considered to provide a high quality finish for the hard surfacing materials for the school and leisure centre car park. 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 Strategy 2012 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2021/0032

RECOMMENDATION

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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; and in accordance with the details received on 23.02.2021 and as clarified by email from the agent dated 01.03.2021 [*Officer Note: Schedule to be as detailed in the proposed development section of this report*]; and
- Annotated plan General Arrangement Leisure Centre Car Park (SHE-BDP-00-00-PL-L-90-0112 Rev P08) received on 23.02.2021.

Note to applicant: The applicant is advised that the approved details relate to the leisure phase (Leisure Centre car park) 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.