

6 APRIL 2021 PLANNING COMMITTEE

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COND/2021/0038

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 47 (refuse management plan) for phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The applicant is Thameswey and under the Scheme of Delegation, applications for approval of details pursuant to condition 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 partial approval of details pursuant to Conditions 47 (refuse management plan) for phase Purple only 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 first phase of the residential development for the Sheerwater Regeneration. The first residential phase, known as phase Purple is under construction. This phase is located opposite Asda and lies between Albert Drive, Devonshire Avenue and Bunyard Drive.

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 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

6 APRIL 2021 PLANNING COMMITTEE

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 47 (refuse management plan) for phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

A refuse strategy plan has been submitted with the application (which is an updated version of the one approved under PLAN/2018/0337). A written Refuse and Waste Management Strategy statement has also been provided with the application.

CONSULTATIONS

Joint Waste Solutions: Am satisfied with the information provided on the portal [*Notes to applicant are also provided including for the town houses 240ltr compostable bins (for food waste) are not available but 2x 140ltr compostable bins would be a sufficient requirement and bins can be purchased from the contractor*].

REPRESENTATIONS

As this application seeks approval of details pursuant to conditions on a planning permission, there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012
CS21 – Design

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 47.
2. The submitted details include, details of refuse stores, route for residents to refuse stores, pulling routes and distances to refuse vehicle collection point, number of bins provided and the details for management of the refuse stores including security, vermin, ventilation and details of arrangements for bin presentation and collection. One refuse

6 APRIL 2021 PLANNING COMMITTEE

store is provided for the town houses and one for the apartments. Access to the bin stores for management staff and residents will be through a door entry system with programmable fobs and this will prevent non-resident entry and fly tipping. The details are based on the principles approved under PLAN/2018/0337, although more specific information is provided in the submitted details. Joint Waste Solutions have reviewed the details submitted and are satisfied with the information provided with the application including the provision of bins and the pulling distances.

CONCLUSION

3. The details submitted are considered acceptable and would meet the requirements of Condition 47. The submitted details would also comply with Policy CS21 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

Planning file - COND/2021/0038

RECOMMENDATION

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

Details approved are:

- Refuse Strategy Plan by White Ink (SHE-WIA-P0-XX-PL-A-01_0117 Rev E) received on 12.03.2021;
- Refuse and Waste Management Strategy – Phase Purple by Thameswey received on 26.02.2021.

Notes to applicant: The applicant is advised to note the information provided in the Joint Waste Solutions comments on the application (available on public access) as it provides information regarding the purchase of bins etc.

The applicant is advised that the approved details relate to phase Purple 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.