

8 JUNE 2021 PLANNING COMMITTEE

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COND/2021/0073

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 54 (Arboricultural Method Statement) and 57 (Works within Root Protection Areas) for the Leisure Centre Car Park only of planning permission PLAN/2018/0337.

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 Conditions 54 (Arboricultural Method Statement) and 57 (Works within Root Protection Areas) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

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 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

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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 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 Conditions 54 (Arboricultural Method Statement) and 57 (Works within Root Protection Areas) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Submitted with the application is an Arboricultural Method Statement and a Tree Protection Plan.

CONSULTATIONS

WBC Arboricultural Officer: The arboricultural information provided is considered acceptable and should be complied with in full.

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification and none have been received.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS21 – Design

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

PLANNING ISSUES

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1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Conditions 54 and 57.
2. This conditions application relates to the construction of the Leisure Centre car park only. The existing trees to be protected are those which lie adjacent to the rear garden boundaries of the dwellings fronting Devonshire Avenue and those located along the front of the school site (adjacent to Albert Drive and the eastern side boundary in front of the school).
3. These trees will all be protected by fencing during the construction works as shown on the submitted tree protection plan. Where works are within the root protection areas of the trees to be retained e.g. footpath and permeable parking spaces, a no-dig construction is proposed. Details of the proposed drainage runs are also shown on the plans, which are all outside the root protection areas of retained trees. The Council's Arboricultural Officer has reviewed the submitted details and advised that they are acceptable and should be complied with in full.

CONCLUSION

4. In light of the above assessment, the details submitted are considered acceptable and would meet the requirements of Conditions 54 and 57. The submitted details are also considered to comply with Policy CS21 of the Woking Core Strategy 2012, Policy DM2 of the DM Policies DPD and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2021/0073

RECOMMENDATION

It is recommended that details submitted are **APPROVED** as follows for both Conditions 54 and 57:

Details approved:

- Arboricultural Method Statement relating to development at Sheerwater Leisure Centre Car Park by Keen Consultants (1566-KC-XX-YTREE-MethodStatement-Rev 0) received by the Local Planning Authority on 21.04.2021; and
- Tree Protection Plan (1566-KC-LC-YTREE-TTP01Rev0) received by the Local Planning Authority on 21.04.2021.

Notes 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.

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