

29 JUNE 2021 PLANNING COMMITTEE

6g

COND/2021/0058

WARD: HV

LOCATION: Former Ian Allan Motors, 63 - 65 High Street & Copthorne, Priors Croft, Old Woking, Woking, Surrey, GU22 9LN

PROPOSAL: Approval of details pursuant to conditions 17 (plant equipment noise), 18 (ventilation odour control), 19 (external lighting) and 32 (photovoltaic panels) of PLAN/2020/0304 dated 10.06.2020 (Erection of a 48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures), comprising 45 x 1 bed units and 3 x 2 bed units, with communal kitchen, living room, dining room and salon facilities, mobility scooter charging ports, staff break out areas and offices, and associated bin storage, access, x25 parking spaces and landscaping. Associated demolition of dwelling at Copthorne, Priors Croft).

APPLICANT: Woking Borough Council

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The applicant is Woking Borough Council. Advice from Legal Services is that applications for the approval of details pursuant to conditions must be referred to the Planning Committee for determination because the Development Manager Scheme of Delegation (at 1.d) precludes applications (except for non-material amendments and minor material amendments, which this application is not) from being determined under delegated powers where the applicant is, inter alia, Woking Borough Council.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to conditions 17 (plant equipment noise), 18 (ventilation odour control), 19 (external lighting) and 32 (photovoltaic panels) of PLAN/2020/0304.

PLANNING STATUS

- Urban Area
- Adjacent to Grade II Statutory Listed Building (Hale Lodge, No.61 High Street)
- Proximity of Locally Listed Building (Shackleford House, Nos.71-73 High Street)
- Area of High Archaeological Potential (AHAP)
- Flood Zones 1, 2 and 3 (Each Partial)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

Approve details submitted.

SITE DESCRIPTION

The site is situated in the Urban Area, between High Street and Priors Croft in Old

29 JUNE 2021 PLANNING COMMITTEE

Woking and comprises the former Ian Allan Motors site and the former adjacent dwelling of Copthorne (both since demolished). Site works are in progress, and are well advanced, to construct the permitted x48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures) with associated access, x25 parking spaces and landscaping.

PLANNING HISTORY

The most relevant planning history for this application is as follows:

AMEND/2021/0017 - Non-material amendment to PLAN/2020/0304.
Pending consideration

COND/2020/0121 - Approval of details pursuant to conditions 04 (External materials), 05 (Landscaping), 07 (Biodiversity enhancement), 16 (Acoustic design), 19 (External lighting), 30 (Water efficiency), 32 (Photovoltaic details) and 37 (Aerials etc) of PLAN/2020/0304.

Split decision (06.11.2020)

(Officer Note: Details pursuant to conditions 04, 05, 07, 16 and 30 were approved. Details pursuant to conditions 19 and 32 were not approved)

AMEND/2020/0049 - Non-material amendment to PLAN/2020/0304.
Non-material amendment permitted (09.10.2020)

COND/2020/0078 - Approval of details pursuant to conditions 12 (CTMP), 23 (Boundary wall void opening details) and 26 (Surface water construction drawings etc) of PLAN/2020/0304.

Details approved pursuant to conditions 12, 23 and 26 (29.07.2020)

PLAN/2020/0304 - Erection of a 48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures), comprising 45 x 1 bed units and 3 x 2 bed units, with communal kitchen, living room, dining room and salon facilities, mobility scooter charging ports, staff break out areas and offices, and associated bin storage, access, x25 parking spaces and landscaping. Associated demolition of dwelling at Copthorne, Priors Croft. Permitted subject to conditions and Chief Executive Undertaking (10.06.2020)

CONSULTATIONS

WBC Environmental Health (dated 09.06.21): [In respect of Condition 19] It is noted that the lighting has been designed to CIBSE standards, time clock controls to the external lighting are included and the shield will be fitted on the column adjacent to the front of No.61 High Street.

There is no objection to discharge of Condition 19 however it is recommend that specific operating hours are set in respect of the XC1 luminaires, to restrict use between dusk and dawn, as is applied in similar locations to control night time use.

WBC Environmental Health (dated 17.05.21): [In respect of Condition 19] The inclusion of a shield to prevent light spillage onto the land at No.61 High Street is accepted. I would comment that the occupiers of No.61 High Street have high levels of illumination to the front and rear of their property, although this should not now be directly spilling onto their land. Unless there is a direct impact on their living conditions, the light would be classed as light pollution which could not be dealt with under statutory nuisance provisions should the occupiers find this undesirable. I

29 JUNE 2021 PLANNING COMMITTEE

would welcome your view on raising this as an amenity issue at this stage.

WBC Environmental Health (dated 10.05.21):

1. Condition 17 (plant equipment noise). The condition requires compliance with the recommendations and conclusions of the Acoustic and Building Services Reports by Hann Tucker submitted with the main planning application PLAN/2020/0302. Hann Tucker's email dated 3 December 2020, raised some matters which required attention. If these have been addressed and Hann Tucker is satisfied that the proposed works fully comply with the recommendations of their reports, there is no objection by Environmental Health to discharge of this condition.
2. Condition 18 (ventilation odour control). No objection to discharge of the condition.
3. Condition 19 (external lighting). There is one query regarding the luminaire located on the front left hand boundary with No.61 High Street. The External Lighting Layout Plan shows that light is emitted to the rear of the light fitting onto the residential land, close to the front wall of the house. I have tried to raise this with the agent on the phone today to see if this can be addressed. I would be happy to be contacted directly to discuss this.

Surrey Wildlife Trust (SWT): It is noted that the applicant has submitted External Lighting documents, layouts and specs in support of the discharge of Condition 19. Provided that the applicant undertakes the actions as detailed in the above documents, we would advise that the information provided is considered to be sufficient to meet the requirements of Condition 19 of the permitted development.

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS7 - Biodiversity and nature conservation

CS21 - Design

Development Management Policies Development Plan Document (DM Policies DPD) (2016):

DM7 - Noise and light pollution

Supplementary Planning Document (SPD):

Design (2015)

PLANNING ISSUES

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning conditions.

29 JUNE 2021 PLANNING COMMITTEE

Condition 17 - plant equipment noise:

02. The purpose of condition 17 is to secure details, including acoustic specifications, of fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment, including at roof level and within the plant enclosures shown on the approved plans, prior to installation and their ongoing retention in accordance with details as may be approved. The reason for condition 17 is to ensure that the general amenity of the area is not adversely affected by noise and vibration arising from any fixed plant and equipment in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD and the NPPF. This condition was recommended by WBC Environmental Health in their consultation response to the planning application.
03. The details submitted pursuant to condition 17 include technical specification information relating to extract fans (serving internal areas including kitchen/bin stores and scooter stores) and heating and cooling units (serving internal areas including lounge, dining, office, salon). A plant noise schedule, prepared by the applicants acoustic consultant (Hann Tucker Associates) has also been submitted which details the location of plant (generally within rooftop plant enclosures or internal plant rooms), plant type and sound levels. Attenuator schedules have also been submitted, with attenuator selections based generally upon the Hann Tucker Combined Building Services Report, dated 23 July 2019, which was submitted with the planning application, to ensure compliance with the specified noise criteria. The proposed plant equipment has been reviewed by the applicants acoustic consultant (Hann Tucker Associates) who are satisfied that the specified noise criteria, as per the Hann Tucker Combined Building Services Report, dated 23 July 2019, will be complied with. The WBC Environmental Health service have reviewed the submitted details and raise no objection to the approval of the submitted details pursuant to condition 17. Overall the submitted details are considered to comply with the requirements of condition 17 of PLAN/2020/0304.

Condition 18 - ventilation odour control:

04. The purpose of condition 18 is to secure details of equipment to control the emission of fumes and smell from the premises (mainly those emanating from the commercial kitchen), including that at roof level and within the plant enclosures shown on the plans approved as part of the planning application, prior to installation and their ongoing retention in accordance with details as may be approved. The reason for condition 18 is to ensure that the general amenity of the area is not adversely affected by noise and vibration arising from any fixed plant and equipment in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD and the NPPF. This condition was not recommended by WBC Environmental Health in their consultation response to the planning application but was applied due to the presence of a commercial kitchen within the development.
05. As is the case with condition 17 the details submitted pursuant to condition 18 include technical specification information, in this instance relating to the ventilation system for the commercial kitchen, including the extract canopy to be installed internally within the commercial kitchen, the provision of air handling units and details of the layout of the first floor level rooftop plant enclosure which will be located above the commercial kitchen. The WBC

29 JUNE 2021 PLANNING COMMITTEE

Environmental Health service have reviewed the submitted details and raise no objection to the approval of the submitted details pursuant to condition 18. Overall the submitted details are considered to comply with the requirements of condition 18 of PLAN/2020/0304.

Condition 19 - external lighting:

06. The purpose of condition 19 is to secure details of external lighting prior to installation and its ongoing retention in accordance with details as may be approved. The reason for condition 19 is to protect the general amenities of the area, and the residential amenities of neighbouring and nearby properties, and ecological interest, from potential nuisance arising from external lighting in accordance with Policies CS7 and CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF. This condition was not recommended by WBC Environmental Health in their consultation response to the planning application but was applied due to the highly likely requirement for external lighting to serve/as part of the proposed development.
07. The details submitted pursuant to condition 19 include technical specification information in respect of all types of external lighting proposed, lighting plots showing the illuminance levels and extent of illumination proposed to the courtyard, car parking areas and 'back' (i.e. onto Priors Croft) and 'front' perimeters (i.e. onto High Street) of the building. These lighting plot plans, as amended, demonstrate that external lighting would very largely not 'spill' beyond the confines of the site and, where it would do marginally in places (i.e. onto the adjacent High Street and Priors Croft footways), the illumination levels in those places would be low.
08. External lighting provision would include x3 LED post top lanterns to serve the car park accessed from High Street, x2 of which would be located adjacent to the High Street (i.e. southern) boundary and x1 adjacent to the common boundary with No.61 High Street. Three further LED post top lanterns would serve the car park accessed from Priors Croft, wall mounted LED luminaires would be relatively evenly spaced to all 'external' elevations of the building, and on the elevations facing into the central courtyard. A number of illuminated bollards, and in-ground recessed LED uplighters, would also be provided within the central courtyard.
09. Although design and appearance was not set out as a reason for condition 19 the wall mounted luminaires, and illuminated bollards, would all be finished black, and the post top lanterns grey, in colour and have a 'crisp' and contemporary appearance which would integrate satisfactorily into the appearance of the rather contemporary (re)development permitted on the site. The in-ground recessed uplighters would have a stainless steel finish, which would be appropriate, although these uplighters would only be situated within the internal courtyard.
10. It must be noted that the external lighting scheme has been amended during the course of the application, further to the initial WBC Environmental Health consultation response, to include a shield to the LED post top lantern (ref: XC1) located adjacent to the common boundary with No.61 High Street so as to prevent light spill onto the front garden area of adjacent No.61.
11. In respect of the potential impact of external lighting upon the amenity of

29 JUNE 2021 PLANNING COMMITTEE

adjacent No.61 High Street the applicant states that the external lighting design has been created using the Chartered Institution of Building Services Engineers (CIBSE) Guidelines, that the area the LED post top lantern light fitting (ref: XC1) adjacent to the common boundary with No.61 High Street illuminates is the area where there are disabled parking bays and that light fittings have been placed to illuminate this area along with ensuring that any discomfort is not caused to residents surrounding the site. The applicant states that external lighting has been provided to the car parks and building perimeters for access, safety and security based on the following standards and levels:

- Car park: Average 20 lux with 0.25 uniformity as per BS 5489 (*Design of road lighting. Lighting of roads and public amenity areas. Code of practice*)
 - Building perimeter: Average 5 lux with 0.25 uniformity as per CIBSE LG6
12. The applicant also states that external lighting is photocell and time clock controlled; a photocell monitors the level of light in the environment, activating when it dips below a preset/calibrated level (usually dusk) - and switching back off when the light rises above that level (usually dawn). The applicant states that a time clock can be used to set particular operating hours of external lighting if required. The applicant states that it is prudent to keep the dawn to dusk setting for safety / security and external closed-circuit television (CCTV) operation. In this case the completed development would be owned and managed by Woking Borough Council (WBC).
 13. The applicant also states that the Levanter LED post top fittings proposed utilise LED boards and cell optics, in which the distribution is controlled downwards to eliminate light pollution, that there is only a small amount of backward light around the column adjacent to the common boundary with No.61 High Street but that the optics are designed to achieve various patterns of distribution – i.e. road and open area and path lighting dependant on the application. The applicant states that the optics used are narrow beam where adjacent to the common boundary with No.61 High Street, and wide road optic to light the car park. The applicant states that the glare from the LEDS is controlled through the cell and lens used in the product.
 14. It is not anticipated, given the preceding discussion, that the external lighting scheme would give rise to harm to neighbouring amenity but, in the event such harm occurred, it would be within the control of WBC as owner and manager of the completed development, in consultation with the WBC Environmental Health service and the Local Planning Authority, to set particular operating hours for the external lighting if harm to neighbouring amenity were to occur.
 15. It is also highly material that Policy DM7 of the Development Management Policies DPD (2016) states that external lighting will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the pollution from glare or spillage. Through the details submitted pursuant to condition 19, as amended during the course of the application, it is considered that the applicant has demonstrated that the external lighting scheme is the minimum necessary for security, safety, working or recreational purposes in this instance and that it would minimise the pollution from glare or spillage. In respect of the potential ecological impacts of the external lighting Surrey Wildlife Trust (SWT) have advised that the information provided is considered to be sufficient to meet the requirements of condition 19. Overall the submitted

29 JUNE 2021 PLANNING COMMITTEE

details are considered to comply with the requirements of condition 19 of PLAN/2020/0304.

Condition 32 - photovoltaic panels:

16. The purpose of condition 32 is to secure details of the roof mounted photovoltaics and the ongoing retention of the same in accordance with details as may be approved. The reason for condition 32 is to ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF. Roof mounted photovoltaic panels formed part of the planning application however details of the photovoltaic panels and their mountings were not available at that stage of scheme design hence the inclusion of condition 32.
17. The details submitted pursuant to condition 32 show the provision of x52 photovoltaic (PV) panels set out across the uppermost section of roof in broadly three separate formations (consisting of x8, x22 and x22 panels respectively). These PV panel formations all take the form of two parallel rows of panels, all of which are set-in from the edges of the uppermost section of roof. The PV panels are shown at an angle of 10° atop mountings, resulting in the panels, including their mountings, projecting a modest 0.3m (i.e. 300mm) above roof level. This combination of the modest level of projection above roof level, the low angle of the panel mountings and the positioning of the panels and mountings inset from the edges of the uppermost section of roof would serve to effectively moderate the visual and spatial impact of the PV panels, particularly when viewed from ground level from within the surrounding area. Overall the submitted details are considered to comply with the requirements of condition 32 of PLAN/2020/0304.

CONCLUSION

18. The details submitted are considered acceptable and would meet the requirements of the respective conditions. The submitted details would also comply with Policies CS7 and CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016), SPD Design (2015) and Sections 12 and 15 of the NPPF. The details submitted are therefore recommended for approval as per the recommendation below.

BACKGROUND PAPERS

Consultation response(s) from WBC Environmental Health
Consultation response from Surrey Wildlife Trust (SWT)

RECOMMENDATION

It is recommended that the details submitted are **approved** as follows:

Condition 17 - plant equipment noise:

Detail(s) approved are:

- Attenuator Schedule (Ref: 26286/AS), by Hann Tucker Associates (2pp)
- Plant Noise Schedule Rev 1 (Ref: 26283/PNS), dated 03/12/2020 by Hann Tucker Associates (3pp)
- Acoustic Design Report Rev 1 (Ref: 26286/ADR1), dated 05/11/2020 by Hann Tucker Associates (39pp)
- Combined Building Services Report (Ref: 26286/CBS1 Rev 0), dated 23

29 JUNE 2021 PLANNING COMMITTEE

- July 2019 by Hann Tucker Associates (38pp)
- Email from Paul Hill of Hann Tucker Associates dated 03 December 2020 (2pp)
- Air Handling Unit (AHU) Specification Sheets including:
 - Unit: N12T/NN/ES-LWP (Location AHU01) (4pp)
 - Unit: ESBHS4-L (Location AHU02) (2pp)
 - Unit: B812V/NR/CO-L (Location AHU03) (4pp)
 - Unit: SQFA44 (Location EF01) (2pp)
 - Unit: DE4-ES (Location EF02) (2pp)
 - Unit: DE4-ES (Location EF03) (2pp)
 - Unit: XS6WA (Location EF04) (1pp)
 - Unit: DE2-ES (Location EF05) (2pp)
- Attenuator Schedule/ Attenuator Construction Code Definitions/ Attenuator Drawings by Caice Design (Ref: 94958/2/5/2), dated 18 November 2020 (12pp)
- Schedule of VRF/DX Air Conditioning Units (Stage 4, Rev 1, dated 09/05/2019), by Van Zyl & de Villiers Consulting Engineers (1pp)
- Schedule of Fans (Stage 4, Rev 1, dated 09/05/2019), by Van Zyl & de Villiers Consulting Engineers (1pp)
- PAR-40MAA Remote Controller Product Information Sheets (2pp)
- PEAD-M R32 Power Inverter Heat Pump Ceiling Concealed Ducted System (Three Phase) (PEAD-M100JA and PUZ-ZM100YKA (Three Phase)) Product Information Sheets (2pp)
- PKA-M R32 Power Inverter Heat Pump Wall Mounted System (Single Phase) (PKA-M71KA and PUZ-ZM71VHA) Product Information Sheets (2pp)
- PLA-ZM R32 Power Inverter Heat Pump 4-Way Blow Ceiling Cassette System (Single Phase) (PLA-ZM35EA and PUZ-ZM35KVA) Product Information Sheets (2pp)
- PEA-RP R410A Large Capacity Ceiling Concealed Ducted System Power Inverter Heat Pump (Three Phase) (PUHZ-ZRP200YKA) Product Information Sheets (2pp)

Condition 18 - ventilation odour control:

Detail(s) approved are:

- E581-VZDV-ZZ-01-DR-M-0400 Rev 3 (First Floor Roof Services Layout Sheet 1 of 1), dated 18/12/2020 (1pp)
- OWIL-SFM-ZZ-ZZ-DR-X-0101 Rev P02 (Item 29 Extract Canopy), dated 10/02/21 (1pp)
- Schedule of Air Handling Units (Stage 4, Rev 1, dated 09/05/2019), by Van Zyl & de Villiers Consulting Engineers (1pp)
- Air Handling Unit (AHU) Specification Sheets including:
 - Unit: N12T/NN/ES-LWP (Location AHU01) (4pp)
 - Unit: ESBHS4-L (Location AHU02) (2pp)
 - Unit: B812V/NR/CO-L (Location AHU03) (4pp)
 - Unit: SQFA44 (Location EF01) (2pp)
 - Unit: DE4-ES (Location EF02) (2pp)
 - Unit: DE4-ES (Location EF03) (2pp)
 - Unit: XS6WA (Location EF04) (1pp)
 - Unit: DE2-ES (Location EF05) (2pp)
- Ozone Odour and Grease Treatment Product Information Sheet by Shine Catering Systems (1pp)

29 JUNE 2021 PLANNING COMMITTEE

Condition 19 - external lighting:

Detail(s) approved are:

- 19940 - DWG - XX - 00005 Rev 03 (External Lighting Layout), dated 07/06/2021 by Whitecroft Lighting (1pp)
- External Installation: WD/Old Woking Independent Living Rev 2, dated 14/05/2021 (Project No: 19940) by Whitecroft Lighting (15pp)
- Old Woking Sheltered Housing - External Lighting 18.01.2021 (Ref: 19940) by Whitecroft Lighting (9pp)
- Old Woking Independent Living Mechanical and Electrical Services Specification (Ref: 2097-VZV-ZZ-ZZ-SP-MEP-0001_ME&PH Specification) by Van Zyl & de Villiers Consulting Engineers (2pp)

Condition 32 - photovoltaic panels:

Detail(s) approved are:

- 28716-1 Rev E (Solar PV Roof Layout), dated 25/01/21 by Spirit Energy (1pp)