

29 JUNE 2021 PLANNING COMMITTEE

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COND/2021/0057

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 55 (landscaping) and 96 (external lighting) 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

Although the applicant is the contractor for phase Purple 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 55 (landscaping) and 96 (external lighting) 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

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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 55 (landscaping) and 96 (external lighting) for **phase Purple only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

In respect of Condition 55 (landscaping) a number of landscaping plans and a planting schedule have been submitted and for Condition 96 (external lighting) plans and details of light fittings have been provided.

CONSULTATIONS

County Highway Authority: Satisfied that these conditions can be discharged.

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

WBC Environmental Health Officer: No objection to the discharge of Condition 96

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

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PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Conditions 55 and 96.

Condition 55 – Landscaping

2. The submitted plans show the landscaped areas at ground floor level and the first floor podium level and provide the following landscaping types, namely tree planting, shrub planting beds, perennial planting beds, grass/turf planting and rain gardens. The proposed landscaping details reflect the landscaping details as approved in the original planning permission under PLAN/2018/02337. In terms of tree planting, 21no. new trees will be planted within the phase and of these 8no. trees will be fruit trees planted within Murray Green including apple, plum, cherry and quince trees. For the other planting beds, the planting will include, amenity grass, wildflower meadow grass and bulb planting, native hedge planting, Rain Garden perennial planting and shrub and perennial planting. A planting schedule of each area has been provided with the details based on the planting schedule approved as part of the original planning permission.
3. The Council's Arboricultural Officer advises that the landscaping detail submitted are acceptable.

Condition 96 – External lighting

4. For phase Purple, 17no. 5 metre high street lighting columns would be provided along the footways around the phase and the footways within Murray Green. The street lighting columns will be in 'spruce green colour' with a flat LED light fitting. The County Highway Authority is satisfied with these proposed details.
5. For general amenity lighting, at ground level, the external lighting is limited to pedestrian entrances to the bin stores, podium car park, main building entrances and plant rooms etc. with light fittings being either wall mounted or ceiling mounted fitting. For the Podium level uplighters will be used in the planting areas along with bollard lighting around the hard surfaced footway areas. The Podium level lights would also have a colour temperature (3000k) which is considered suitable for bats. For the Podium level all lighting is specified as being operated via a time clock and photocell and lighting will be turned off at 11pm. The Council's Environmental Health Officer has raised no objection to the external lighting proposals.

CONCLUSION

6. In light of the above information the details submitted are considered acceptable and would meet the requirements of Conditions 55 and 96. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD and are therefore recommended for approval as detailed below.

BACKGROUND PAPERS

Planning file - COND/2021/0057

RECOMMENDATION

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

Condition 55 – Landscaping

Details approved are:

- General Arrangement – Level 00 Hard Surfacing plan (SHE-TRI-00-00-PL-L-90-0033 Rev C02) received on 23.03.2021;
- General Arrangement – Level 00 Landscape and Public Realm (SHE-TRI-00-00-PL-L-90-1083 Rev P03) received on 23.03.2021;
- General Arrangement – Level 00 Tree Planting Plan (SHE-TRI-P0-00-PL-L-90-1073 Rev P03) received on 23.03.2021;
- General Arrangement – Podium Level Hard Surfacing Plan (SHE-TRI-P0-01-PL-L-90-0031 Rev C02) received on 23.03.2021;
- General Arrangement – Podium Level Planting Plan (SHE-TRI-P0-01-PL-L-90-1083 Rev P04) received on 23.03.2021; and
- Planting Schedule (SHE-TRI-P0-XX-SC-L-90-000 Rev C00) received on 23.03.2021.

Condition 96 – External Lighting

Details approved are:

- Ground Level External Lighting Layout (68009 Rev C2) received on 23.03.2021;
- Podium Level Site Lighting Layout (68010 Rev C2) received on 30.04.2021;
- Details of Podium Level Light (C0698-KAN-XX-XX-TS-E-60043 by Kane Group) fittings received on 30.04.2021;
- Street Lighting Layout Plan (PSU4000.2140.001 Rev 002 by Skanska) received on 30.04.2021;
- Details of street lighting specification (Kirium Eco brochure) received on 30.04.2021; and
- Agent email received with revised details received on 30.04.2021.

Notes to applicant:

The applicant is advised that the new tree planting is required to be provided in accordance with the tree pit details as approved under COND/2019/0110.

The applicant is advised that only the details shown on the plans and documents are approved only in so far as they relate to the conditions the subject of this application.

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.