

29 JUNE 2021 PLANNING COMMITTEE

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COND/2021/0056

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 48 (means of enclosure to residential garden boundaries) 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 Condition 48 (means of enclosure to residential garden boundaries) 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 almost complete. 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

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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 48 (means of enclosure to residential garden boundaries) for **phase Purple only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Submitted with the application is a series of plans showing the locations and elevations of the proposed means of enclosure (boundary treatments) for the residential units in the phase. Some of the enclosures have already been installed on the site.

At ground floor level the means of enclosure to the apartments comprise low brick walls (approx. 500mm high) topped with vertical bar steel railings (approx. 550mm high). Two of the terrace gardens have a secondary means of escape via a gated access. For the 10no. townhouses, facing Murray Green, the front gardens have medium height (approx. 800-900mm high) brick walls with gateless access. Steps and handrail are also shown to the bin store along Bunyard Drive.

At podium level the 10no. townhouses have a small private garden with the boundaries formed by medium height (850mm high) brick planters with gate access (850mm high), timber fences (1.8 metre high) with a low kerb planter between each garden. These gardens exit onto the communal podium landscaped amenity area. There are 4no. apartments which have a small terrace at podium level and this will be enclosed by 1.1 metre high railings.

The brickwork and colour of the railings matches that found on the building façade. The timber fences at Podium level will be Western Red Cedar fence panels with horizontal battens.

CONSULTATIONS

No consultations required.

REPRESENTATIONS

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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

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 48.
2. The submitted plans show the proposed means of enclosures to the front gardens to the townhouses, the terrace areas at ground floor level to the apartments and the private gardens to the townhouses at the podium level. The details show the variety of treatments used, including low-medium height brick walls, some with railings above and the use of Western Red Cedar timber fence panels where additional privacy is required. All of the garden/terrace areas utilise means of enclosure which provide defensible space, with some additional privacy to the podium townhouse gardens, whilst still enabling visual permeability between the street scene and the development and the podium communal amenity space and the individual residential gardens to foster community inclusion.
3. The brickwork and railings will match the materials used in the building façade and the use of the Western Red Cedar timber fence panels with horizontal battens, offer a contemporary appearance. Overall the means of enclosure would be of high quality and would enhance the overall appearance of the development.

CONCLUSION

4. The details submitted are considered acceptable and would meet the requirements of Condition 48. The submitted details would also comply with Policy CS21 of the Woking Core Strategy 2012 and are therefore recommended for approval as detailed below.

BACKGROUND PAPERS

Planning file - COND/2021/0056

RECOMMENDATION

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

Details approved are:

- Boundary Detail – W3 Garden Walls and Railing to Murray Green (SHE-TRI-P0-00-DT-L-90-1255 Rev P01) received on 16.06.2021;
- Section Arrangement – Town House gardens and Murray Green Pocket Park (SHE-TRI-P0-00-SE-L-90-1211 Rev P04) received on 16.06.2021;
- Section Arrangement - T12 Root Protection Area (SHE-TRI-P0-00-SE-L-90-1001 Rev P03) received on 16.06.2021;
- Section Arrangement – Albert Drive Footway and Rain Garden (SHE-TRI-P0-00-SE-L-90-1121 Rev P06) received on 16.06.2021;

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- Section Arrangement - New Parallel Parking Bays to Devonshire Avenue (showing private terrace to apartment) (SHE-TRI-P0-00-SE-L-90-1111 Rev P04) received on 16.06.2021;
- General Arrangement – Level 00 Residential Garden Boundary Treatments (SHE-TRI-P0-00-PL-L-90-1053 Rev P00) received on 16.06.2021;
- Boundary Detail W3 (F7) Garden Walls with railings to Devonshire Avenue and Albert Drive (SHE-TRI-P0-00-DT-L-90-1254 Rev P01) received on 16.06.2021;
- Detail W11 Private Terrace Gardens and Raise Brick Planters (SHE-TRI-P0-01-DT-L-90-1251 Rev P02) received on 16.06.2021;
- Detail M01 and M02 Podium Level Metal Edge Planters (SHE-TRI-P0-01-DT-L-90-1252 Rev P00) received on 23.03.2021;
- General Arrangement – 1st Floor Residential Garden Boundary Treatments (SHE-TRI-P0-01-PL-L-90-1053-P00) received on 16.06.2021; and
- Report 'Residential Garden Boundaries (Condition 48)' (SHE-TRI-P0-XX-RP-L-90-1053 Rev P01) received on 16.06.2021.

Notes to applicant:

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.