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COND/2020/0162

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 26 (surface water drainage for phases 1a and 1b), 27 (sports pitches surface water drainage network) and 63 (sports pitch specification for phase 1b (sports pitches)) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration to amend some of the condition details as approved under COND/2019/0145.

APPLICANT: Pellikaan Construction

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 26 (surface water drainage for phases 1a and 1b), 27 (sports pitches surface water drainage network) and 63 (sports pitch specification for phase 1b (sports pitches)) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration to amend some of the condition details as approved under COND/2019/0145 relating to the **Leisure Centre and sports pitches only**.

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 phase of the Sheerwater Regeneration. This phase relates to the Leisure Centre and sports pitches which are almost complete and are located within the grounds of Bishop David Brown School.

PLANNING HISTORY

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

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PLAN/2018/0374 - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

COND/2019/0145 - Approval of details pursuant to conditions 23 (foul water drainage), 26 (surface water drainage for phases 1a and 1b), 27 (sports pitches surface water drainage network) and 63 (sports pitch specification for phase 1b (sports pitches)) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration (additional and revised information received 05.03.2020). Approved 24.04.2020

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Conditions 26 (surface water drainage for phases 1a and 1b), 27 (sports pitches surface water drainage network) and 63 (sports pitch specification for phase 1b (sports pitches)) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration to amend some of the condition details as approved under COND/2019/0145 relating to the **Leisure Centre and sports pitches only**.

In support of the application a series of drainage plans covering the sports pitches and leisure centre area have been submitted along with micro-drainage details.

By way of example some of the alterations include:

- the 3G pitch area and run off area being 0.8m wider with the pitch area being 0.6m wider (106.6m instead of 106.0m);
- a slight alteration to the cross falls on the 3G pitch area;
- slight alteration to the levels on the 3G pitch - maximum alteration is around 150mm above previously approved level in one corner close to fence with Broadmere Primary School. Some levels along northern boundary of site would still be reduced from existing site levels;
- ramp and steps have been added to access the 3G pitch and rugby pitch respectively; and
- a ramp has been added to the left hand side of the 3G pitch as the pitches pitch levels are higher than the finished floor level of the leisure centre building (as originally approved).

CONSULTATIONS

Thames Water: Confirms that the surface water condition referenced can be discharged based on the information submitted.

Sport England: Does not object to these amendments being approved to discharge the requirements of the relevant conditions.

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WBC Drainage and Flood Risk Engineer (most recent response following receipt of additional information): Following a review of the submitted information the details are sufficient to recommend the discharge of the condition.

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 no neighbour representations have been received.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS9 – Flooding and Water Management

DM Policies DPD

DM5 – Environmental Pollution

DM6 – Air and Water Quality

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Conditions 26, 27 and 63. The drainage details pursuant to these conditions were originally approved under COND/2019/0145, however during construction, alterations were made to the details and thus further approval is sought for these amended details.
2. This conditions application seeks approval for revised details to the sports pitches and the drainage and thus the overall drainage system (of which the sports pitch drainage is part of and connects into), the alterations are considered to be minor. None of the consultees for this conditions application have raised any objection to the details submitted, including the Council's Drainage and Flood Risk Engineer.

CONCLUSION

3. In light of the above comments the submitted details are considered acceptable and would meet the requirements of Conditions 26, 27 and 63. The submitted details are also considered to comply with Policies CS9 of the Woking Core Strategy 2012, Policies DM5 and DM6 of the DM Policies DPD 2016 and the NPPF. The submitted details are therefore recommended for approval as detailed below.

BACKGROUND PAPERS

File - COND/2020/0162

RECOMMENDATION

It is recommended that following details submitted are **APPROVED** as follows (for all three conditions):

Details approved:

- Microdrainage pipe references mark-up (SK6006 Rev 1) received on 19.11.2020;
- Drainage Design pitches (S19-045-004 C2) received on 19.11.2020;
- Sheerwater Pitch Design (DW2021-287-PD Rev R1) received on 19.11.2020;
- Existing and Proposed Levels (S19-045-002 Rev C2) received on 19.11.2020;

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- Fencing Plan AGP (S19-207/DWG/FP001 Rev 03) received on 19.11.2020;
- General Arrangement Plan (S19-207/DWG/GA0001 Rev 03) received on 19.11.2020;
- Hard Surfaces Typologies plan (26387/5060 Version C2) received on 19.11.2020;
- Isopachytes Plan – Pitches (S19-045-003 Rev C2) received on 19.11.2020;
- Line Marking Plan 1 (S19-207/DWG/LM0001 Rev 02) received on 19.11.2020;
- Line Marking Plan 2 (S19-207/DWG/LM0002 Rev 02) received on 19.11.2020;
- Phase 2 Drainage Layout Sheet 1 (26387-5071 Version C2) received on 19.11.2020;
- Phase 2 Drainage Layout Sheet 2 (26387-5072 Version C2) received on 19.11.2020;
- Phase 3 Drainage Layout Sheet 1 (26387-5074 Version C1) received on 19.11.2020;
- Phase 3 Drainage Layout Sheet 2 (26387-5075 Version C2) received on 19.11.2020;
- Site layout plan pitches (S19-045-001 Rev C2) received on 19.11.2020;
- External Landscape Backhouse (P4235-02_0125 Rev D) received on 09.03.2021;
- Interaction between ramp and drainage (Entrance artificial and rugby pitch 150-01 Rev C3) received on 22.04.2021;
- External Design ramp to natural pitch (Entrance natural pitches 150-02 Rev C2) received on 24.04.2021;
- Phase 2 Microdrainage calculations 1 in 1, 30 and 100 year;
- Phase 2 Microdrainage calculations 1 in 100 year +40% climate change;
- Phase 2 Microdrainage network details 2 highlighted;
- Phase 3 Microdrainage calculations 1 in 1, 30 and 100 year;
- Phase 3 Microdrainage calculations 1 in 100 year +40% climate change;
- Phase 3 Microdrainage network details; and
- Agent emails received 09.03.21, 22.04.21 and 23.04.21 insofar as they relate to details pursuant to these conditions.

Notes to applicant:

The applicant is advised that the details as approved under COND/2019/0145 still remain as approved details except insofar as amended by the details approved under this conditions application.

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