

28 SEPTEMBER 2021 PLANNING COMMITTEE

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COND/2021/0100

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 34 (traffic calming measures) for Phase 1c (Copper) only of planning permission PLAN/2018/0374 for the Sheerwater Regeneration.

APPLICANT: Life Build Solutions Limited

OFFICER: Brooke Bounague

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Copper 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 34 of planning permission PLAN/2018/0374 relating to traffic calming measures for **phase 1c (Copper) 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

Delegate powers to the Development Manager (and, in their absence, to the Deputy Development Manager) to approve details pursuant condition 34, subject to a positive consultation response first being received from SCC County Highway Authority.

SITE DESCRIPTION

This conditions application relates to the third phase of the residential development for the Sheerwater Regeneration. This phase is located mostly on the site of the former athletics track which has been replaced at Hoe Valley School, Mayford and also includes some of the area to the west of the track and a small section of the car park serving the existing community facilities. The phase abuts the Basingstoke Canal to the north and the Bishop David Brown school sports pitches to the east. Vehicular access into the phase would be by Spencer Close.

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.

PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 34 of planning permission PLAN/2018/0374 relating to traffic calming measures for **phase 1c (Copper) only**.

A plan detailing the proposed traffic calming measures and refuse swept path analysis has been submitted with the application.

CONSULTATIONS

WBC Drainage and Flood Risk Engineer: The details submitted are satisfactory in terms of drainage as all permeable surfaces are underdrained through a perforated pipe as infiltration is not viable.

SCC County Highway Authority: I have a few questions on this one before we can discharge:

1. The bedding sand under the blocks on the ramps cannot drain as it is laid on an impermeable layer of concrete. This will result in the sand fluidising and losing support for the blocks and eventually causing failure. The concrete needs drilling through on the low side to prevent any build up of trapped water that percolates through the blocks.
2. What is the purpose of the membrane on the ramps.
3. The ramp should be 1500 mm long , not 1000mm, and only rise 75mm not 85mm.

An amended plan has been received in response to the above comments from SCC County Highway Authority. Further comments are awaited from SCC County Highway Authority, any response received will be reported at Planning Committee.

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

CS18 – Transport and accessibility

PLANNING ISSUES

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1. The only issue to consider is whether the submitted details are considered acceptable to comply with the requirements of Condition 34.
2. A plan detailing the proposed traffic calming measures has been submitted. The traffic calming measures include three raised platform flat top humps and four rainwater gardens narrowing the road. An amended plan has been received in response to SCC County Highway Authority and as of the preparation of this report a further consultation response from SCC County Highway Authority is awaited.
3. The Planning Committee is therefore requested to delegate powers for the approval of details pursuant to condition 34 to the Development Manager (and, in their absence, to the Deputy Development Manager), subject to a positive consultation response first being received from SCC County Highway Authority. In the event that the SCC County Highway Authority provide a consultation response prior to 28 September, an update will be provided at Planning Committee.

CONCLUSION

4. Subject to positive consultation responses being received from SCC County Highway Authority the details submitted pursuant to condition 34 would be acceptable and would meet the requirements of the respective condition. Subject to the preceding provisions the submitted details would comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF and are therefore recommended for approval as detailed below.

BACKGROUND PAPERS

File - COND/2021/0100

RECOMMENDATION

It is also recommended that the Planning Committee:

Delegate powers to the Development Manager (and, in their absence, to the Deputy Development Manager) to approve details pursuant condition 34, subject to a positive consultation response first being received from SCC County Highway Authority.

Notes to applicant: The applicant is advised that the approved details relate to phase 1c (Copper) 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.