

19 OCTOBER 2021 PLANNING COMMITTEE

6b

COND/2020/0161

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 64 (acoustic performance of party walls/floors and ceilings) for phase Red 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 Red 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 64 of planning permission PLAN/2018/0337 relating to acoustic performance of party walls/floors and ceilings for **phase Red 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 second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

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

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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 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 64 of planning permission PLAN/2018/0337 relating to acoustic performance of party walls/floors and ceilings for **phase Red only**.

Section details of the build-up of the building have been provided along with an internal acoustic design memo and an environmental noise assessment report.

CONSULTATIONS

WBC Environmental Health Officer: Following earlier comments, satisfied that the additional memo had addressed the queries and there are no further comments to raise.

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

CS21 – Design

Development Management Policies DPD 2016

DM5 – Environmental Pollution

DM7 – Noise and Light Pollution

PLANNING ISSUES

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1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 64.
2. The condition was imposed to ensure that where residential development is above or adjacent to non-residential development suitable measures are undertaken to ensure that the amenities of future residential occupiers are protected. The submitted details include cross sections of the building to show the build-ups between the different uses and technical details have also been provided in the report and subsequent memo. The Council's Environmental Health Officer has reviewed the information submitted and has not raised any objections.

CONCLUSION

3. In light of the above comments and the response from the Council's Environmental Health Officer the details submitted are considered acceptable and would meet the requirements of the Condition 64. The submitted details would also comply with Policy CS21 of the Woking Core Strategy 2012, Policies DM5 and DM7 of the DM Policies DPD 2016 and the NPPF and are recommended for approval as detailed below.

BACKGROUND PAPERS

Planning file - COND/2020/0161

RECOMMENDATION

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

Details approved:

- Energy Centre Typical Ceiling Build-Up (drawing – Energy Centre & Transformer Room Acoustic Ceilings SHE-WIA-R6-00-SE-A-01_0004 Revision A) received on 18.11.2020;
- Acoustic Section – Residential to Non-Residential (drawing no SHE-WIA-R0-XX-SE-A-01_0005 Revision A) received on 18.11.2020;
- Environmental Noise Assessment report (by Cole Jarman 18/0466/R01 Revision 4) received on 18.11.2020;
- Residential Internal Acoustic Design Memo (by Cole Jarman 18/0466/M1 Revision 2 dated 12.03.2021) received on 15.03.2021; and
- Email dated 12.03.2021 received on 15.03.2021.

Notes to applicant:

The development is required to be implemented in accordance with the approved details. The applicant is further advised that some works on the approved details are stated as being installed by future tenants of the non-residential units and therefore it is imperative that the applicant/developer/owner ensures that these details are adhered to by future occupants of these non-residential units.

The applicant is advised that the approved details relate to phase Red 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.