

## 19 OCTOBER 2021 PLANNING COMMITTEE

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COND/2021/0142

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**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Condition 50 (PV Panels) for phase Red only of planning permission PLAN/2021/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **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 50 of planning permission PLAN/2018/0337 relating to the PV panels 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 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

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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 50 of planning permission PLAN/2018/0337 relating to the PV panels for **phase Red only**.

Plans and technical information for the proposed PV panels have been provided with the conditions application. PV panels are proposed to the roof of the apartment block and also to the roof of the specialist (known as elderly care) accommodation block.

### **CONSULTATIONS**

None required

### **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

CS22 – Sustainable Construction

CS24 – Woking's landscape and townscape

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 50.
2. Many of the phases of the development propose to utilise photovoltaic (PV) panels as part of the sustainability strategy for the development. Whilst the sustainability (energy

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efficiency and water consumption) requirements are dealt with under Conditions 52 and 53, the details relating to the visual amenity (position and appearance) aspects of the PV panels were reserved to come forward as part of a planning condition application for each phase. PV panels are proposed to the flat roofs of both the apartment block and the specialist (elderly care) accommodation block. The PV panels would be well sited on the roof and given the heights of these buildings and also the parapet on the specialist (elderly care) accommodation block, views of the PV panels would be limited in the wider surrounding area. In any event PV panels on roofs of buildings is not uncommon in the urban area and the proposals are not considered to adversely affect the character or appearance of the development and wider locality.

### **CONCLUSION**

3. In light of the above comments the details submitted are considered acceptable and would meet the requirements of the Condition 50. The submitted details would also comply with Policies CS21, CS22 and CS24 of the Woking Core Strategy 2012, and the NPPF and are recommended for approval as detailed below.

### **BACKGROUND PAPERS**

Planning file - COND/2021/0142

### **RECOMMENDATION**

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

Details approved:

- Co-ordinated electrical services Apartments Roof (drawing no. 61\_1006 Revision C1 by Kane) received on 20.07.2021
- Co-ordinated electrical services Elderly Care Roof (drawing no. 61\_3008 Revision C1 by Kane) received on 20.07.2021; and
- PV System report by Kane (ref SHE-KAN-R0-TS-E-6215) received on 20.07.2021.

#### **Notes to applicant:**

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

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.