

04 SEPTEMBER 2018 PLANNING COMMITTEE

5d	18/0854	Reg'd:	12.05.16	Expires:	07.09.18	Ward:	C
Nei. Con. Exp:	N/A	BVPI Target	27 – Notifications	Number of Weeks on Cttee' Day:	4/4	On Target?	Yes

LOCATION: Red Car Park, Victoria Way, Woking

PROPOSAL: Prior Approval for the demolition of the Red Car Park and ground floor uses

TYPE: Prior Approval – Demolition

APPLICANT: Victoria Square Woking Ltd

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

This application has been referred to Planning Committee by the Development Manager due to the scale and significance of the proposal and the nearby Victoria Square scheme.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks Prior Approval for the demolition of the car park and ground floor uses under the provisions of, Class B (demolition of buildings) Part 11, Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application was received on 10th August and the Local Planning Authority has 28 days in which to make a decision as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. If the Local Planning Authority fails to make a determination within the 28 day period then the applicant will be entitled to proceed with the demolition.

PLANNING STATUS

- Urban Area
- Woking Town Centre
- Primary Shopping Area
- Primary Shopping Frontage
- Airport Safety Zone - Fair Oaks
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

Prior Approval Not Required.

SITE DESCRIPTION

The proposal relates to the demolition of the Red Car Park including the ground floor which features a large, vacant retail unit (formerly Toys 'R' Us). The car park is located within Woking Town Centre and is bordered by the Peacocks Shopping Centre to the north and east, by Victoria Way to the west and Church Street West to the south. The building dates

04 SEPTEMBER 2018 PLANNING COMMITTEE

from the 1970s and is seven storeys including the ground floor level and six levels of parking above; the parking levels are in a staggered split-level arrangement. The car park includes two lift cores; the one on the eastern elevation was added later (circa 1995) to the building. The car park is constructed of reinforced concrete with open parking decks defined by horizontal bands of concrete panels; the horizontal spaces between the floors have been infilled with metal bars.

PLANNING HISTORY

- PLAN/2018/0445 - Erection of a three deck extension to existing multi-storey Red Car Park (324x net additional spaces) and erection of a single deck extension to existing multi-storey Yellow Car Park (121x net additional spaces), associated extension of lift and stair cores and bridge links and erection of spiral ramp and external cladding to Red Car Park – Not yet determined
- PLAN/2016/0955 - Demolition and reconfiguration of entrance to Bandstand Mall, extension and subdivision of 6x existing retail units to provide 8x retail (A1 Use) units (2x net additional units), formation of 2x kiosk units, erection of 1x additional market stall, erection of glazed canopy roof and cladding of Red and Yellow Car Park plus associated plant, landscaping and external works – Permitted 25/10/2016
- 74/68 – Erection of department store and associated offices and six storey car park – Permitted 28/07/1976

Victoria Square permissions:

- PLAN/2018/0844 - Section 73 application to vary Condition 1 (approved plans) of permission ref: PLAN/2014/0014 (Erection of new shops (10,967 sq.m. in Use Classes A1, A2, A3, A5) and medical or commercial floorspace (526 sq.m. in Use Classes D1, D2, B1 or A2). 190 bed hotel of 23 storeys (including plant) (Class C1) with conference facilities, basement level spa and gym. 392 residential apartments (Class C3) with Tower 1, 34 storeys and Tower 2, 30 storeys. Construction of a new local energy centre at the Red Car Park, changes and extension to the Red and Yellow Car Park together with a new Green car park to provide 380 (net) new parking spaces. Creation of a new public square and new civic space and highway works including servicing to Wolsey Place and delivery provision. Closure of Cawsey Way and Church Street West, new all movements junction at Goldsworth Road/Victoria Way and High Street to be one way west with new bus stops and cycle lane. Demolition of the Fire Station, Globe House and part of the existing Wolsey Place Shopping centre) to allow:

The provision of 37x additional residential units and associated alterations to housing mix, alterations to car parking provision and extension to Red Car Park, provision of additional stairwells to Towers 1 and 2 and alterations to external finishes, various internal and external alterations and alterations to the level of commercial floor space – Not yet determined (appears elsewhere on this agenda)

- PLAN/2017/0006 - Section 73 application to vary the approved plans of permission ref: PLAN/2014/0014 to allow the erection of new shops (10,355 sq.m. in Use Classes A1, A2, A3, A5) and medical or commercial floorspace (473 sq.m. in Use Classes D1, D2, B1 or A2), 196 bed hotel of 23 storeys (including plant) (Class C1) with conference facilities, 390 residential apartments (Class C3) with Tower 1, 34 storeys and Tower 2, 30 storeys. Construction of a new local energy centre at the Red Car Park, changes and extension to the Red

04 SEPTEMBER 2018 PLANNING COMMITTEE

Car Park together with a new Green Car Park to provide 238 (net) new parking spaces. Creation of a new public square and new civic space and highway works including servicing to Wolsey Place and delivery provision. Closure of Cawsey Way and Church Street West, new junction at Goldsworth Road/Victoria Way and High Street to be one way with new bus stops and cycle lane. Demolition of the Fire Station, Globe House and part of the existing Wolsey Place Shopping centre (Boots unit to be re-provided) – Permitted 26/01/2018

- PLAN/2014/0014 - Erection of new shops (10,967 sq.m. in Use Classes A1, A2, A3, A5) and medical or commercial floorspace (526 sq.m. in Use Classes D1, D2, B1 or A2). 190 bed hotel of 23 storeys (including plant) (95.5 metres) (Class C1) with conference facilities, basement level spa and gym. 392 residential apartments (Class C3) with Tower 1, 34 storeys (112 metres) and Tower 2, 30 storeys (100 metres). Construction of a new local energy centre at the Red Car Park, changes and extension to the Red and Yellow Car Park together with a new Green car park to provide 380 (net) new parking spaces. Creation of a new public square and new civic space and highway works including servicing to Wolsey Place and delivery provision. Closure of Cawsey Way and Church Street West, new all movements junction at Goldsworth Road/Victoria Way and High Street to be one way west with new bus stops and cycle lane. Demolition of the Fire Station, Globe House and part of the existing Wolsey Place Shopping centre (Boots unit - to be re-provided) – Permitted 26/03/2015

CONSULTATIONS

Consultations are not required to be undertaken for these types of applications.

REPRESENTATIONS

Neighbour consultation is not required to be undertaken for these types of applications. Nonetheless, 1x representation has been received raising the following points:

- Demolition is being proposed before detailed plans for the replacement car park are communicated to those who use the car park, particularly season ticket holders
- Disruption to parking would affect people's ability to work in Woking
- Alternative parking arrangements should be communicated to users of the car park

Officer note: whilst the above comments are noted, the issues considered under a Prior Approval application are very limited in scope (as discussed below) and the above issues are not considered material planning considerations in the determination of this application. Any replacement car park would require Full Planning Permission and any such application would be considered on its own merits, along with any interim parking arrangements.

PLANNING ISSUES

1. In accordance with the provisions of Class B (demolition of buildings), Part 11, Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the Local Planning Authority has 28 days to determine as to whether prior approval will be required for (1) the method of demolition and (2) any proposed restoration of the site. These are the only two matters which can be considered under Class B. No consideration can be given to the principle of demolition under this process or any other impacts such as the impact on parking provision for example. The applicant is only required to submit a written description of the proposed demolition works and a statement that a notice has been

04 SEPTEMBER 2018 PLANNING COMMITTEE

displayed at the site. There is no requirement for the Local Planning Authority to carry out any public consultation.

2. The applicant has submitted a statement confirming that a site notice has been displayed and has submitted a Structural Report and Demolition Specification detailing the existing structure, how it would be demolished and how the site would be restored.
3. The proposal relates to the demolition of the Red Car Park including the ground floor which features a large, vacant retail unit (formerly Toys 'R' Us). The car park dates from the 1970s and is seven storeys including the ground floor level and the six levels of parking above. The car park includes two lift cores; the one on the eastern elevation was added later to the building; the car park pre-dates surrounding development and is accessed independently from the other 'Shoppers' car parks (Yellow and Blue). The car park is constructed of reinforced concrete with open parking decks defined by horizontal bands of concrete panes. The horizontal spaces between the floors have been infilled with metal bars.
4. The applicant indicates that they anticipate using long reach excavators with crushing attachments to demolish the building one floor at a time from the top down. The submitted information indicates that the demolition would take place in accordance with BS 6187:2011 with appropriately experienced/qualified operatives. Precautions would be put in place to control dust by spraying wetting agents during demolition. Precautions would also be put in place for both known and unknown elements of asbestos in the building. The applicant has confirmed that they aim to recycle a majority of the demolition waste arising from the demolition and concrete would be crushed and re-used on-site where possible. Precautions would be put in place to protect the existing electricity substation in the north-west corner of the site (which would be retained) and underground services; precautions would also be put in place to protect the pedestrian route along Bandstand Mall.
5. In terms of the proposed restoration of the site, hoarding would be erected around the site and the site would be cleared and levelled with a layer of rubble. Any replacement building would require separate planning permission which falls outside the scope of this Prior Approval application. Any separate planning application and proposed interim parking arrangements would be considered on their own merits.
6. Overall the submitted details relating to the method of demolition and the restoration of the site are considered acceptable and the submission of further details is not required. Prior Approval is not therefore considered to be required.

CONCLUSION

7. No objections are raised and the prior approval of further details is not required in this instance.

RECOMMENDATION

Prior Approval Not Required.

Informatives

1. The documents and plans considered as part of this application are listed below:

04 SEPTEMBER 2018 PLANNING COMMITTEE

Demolition Specification from Doran Consulting dated July 2018 received by the LPA on 10/08/2018

Structural Report from Doran Consulting dated July 2018 received by the LPA on 10/08/2018

Drawings received by the LPA on 10/08/2018 numbered:

- 172060R-DCL-CP-GA-S-05-00-001-P-1: Ground Floor Plan Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-00-002-P-1: Upper Ground Floor/Mezzanine Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-01-001-P-1: Level 1 & Level 2 Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-03-001-P-1: Level 3 & Level 4 Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-05-001-P-1: Level 5 & Level 6 Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-07-001-P-1: Level 7 & Level 8 Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-09-001-P-1: Level 9 & Level 10 Demolition Extents;
 - 172060R-DCL-CP-GA-S-05-MZ-001-P-1: Level 0 & Mezzanine Level Demolition Extents; 172060R-DCL-CP-GA-S-05-ZZ-010-P-1: Bandstand Mall Escape Corridor Details;
 - 172060R-DCL-CP-GA-S-05-ZZ-011-P-1: Bandstand Mall Escape Corridor Plan;
 - 172060R-DCL-CP-GA-S-05-ZZ-012-P-1: Bandstand Mall Escape Corridor Sections;
 - 172060R-DCL-CP-GA-S-05-ZZ-013-P-1: Silver Escape Corridor Demolition;
 - 172060R-DCL-CP-GA-S-05-ZZ-014-P-1: Escape Stair Grid;
 - Drawing named 'Demolition Traffic Inbound'
 - Drawing named 'Demolition Traffic Outbound'
2. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-
- 8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. The applicant is reminded of separate requirements under The Control of Asbestos Regulations 2012.