

17th OCTOBER 2017 PLANNING COMMITTEE

5e 17/0877 **Reg'd:** 08.03.2016 **Expires:** 26.09.17 **Ward:** c
Nei. 01.09.17 **BVPI** **Number** 11/8 **On** Yes
Con. **Target** **of Weeks**
Exp: **on Cttee'** **Target?**
Day:

LOCATION: Buckingham, Albert House, Albert Drive, Sheerwater, Woking, Surrey, GU21 5JZ

PROPOSAL: Erection of an outbuilding to used as workshop for the refurbishment of alloy wheels (B2 use class).

TYPE: Full

APPLICANT: Mr B Gallon

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal is for a non-residential outbuilding which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

- Urban Area
- Priority Place
- Gas or Oil Pipeline Consultation Zone
- High Pressure Gas Main
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The irregular-shaped site is bounded by an office building and its carpark to the north east, Albert Drive to the north west and a railway track to the south east.

A car showroom and MOT testing centre are located at the northern end of the site. To the south of the showroom is a forecourt and to the south of the MOT testing centre is an area of parking which is raised above the forecourt level. Access to this raised area is via a ramp to the south and another ramp to the north. The raised area is bounded from the railway track by metal fencing and the site has a number of trees along this fencing.

PLANNING HISTORY

PLAN/2011/1102: Replacement internally and externally illuminated totem and fascia signs and erection of free standing sign - permitted 24.01.2012.

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PLAN/2002/0915: Retrospective application for the erection of 4.5m high lighting columns finished in powder grey (Amended description) - permitted 05.09.2002.

PLAN/2001/0684: Removal of petrol forecourt, extend showroom and workshop for M.O.T. facility and build single valet/ wash bay - 13.09.2001.

PLAN/1997/1074: Installation of a one metre diameter satellite dish on flat roof to the side of the building - permitted 21.01.1998.

PLAN/1997/0713: Renewal of consent 96/0665 for the installation of a video display unit - permitted 06.10.1997.

PLAN/1997/0335: Erection of an extension to the front of the existing showroom and an extension to the rear of the workshop and provision of extra car storage - permitted 26.06.1997.

PLAN/1996/0665: Installation of video screen display unit. (Retrospective) - permitted 24.09.1996.

PLAN/1995/0782: Erection of a single storey extension to front existing show room and construction of retaining wall to provide additional car parking - permitted 02.11.1995.

PLAN/1992/0605: Provision of car parking and associated landscaping for 30 cars on land adjoining garage.(AMENDED PLANS) - permitted 04.09.1992.

PLAN/1991/0639: Demolition of existing garage and erection of a single storey building to rear of the workshop - permitted 15.08.1991.

PLAN/1990/0829: Erection of single storey rear extension for the valeting and repair of cars - refused.

PLAN/1989/0008: Display of one illuminated petrol filling station pole sign - permitted 14.03.1989.

PLAN/1988/1111: Display of 9 internally illuminated signs and 2 non-illuminated fascia signs at existing garage premises - permitted 17.02.1989.

PLAN/1988/1095: Erection of an extension to existing showroom, provision of new mezzanine floor to provide ancillary office accommodation and erection of a single storey extension to rear of existing premises – permitted 21.01.1989.

PLAN/1988/0315: Redevelopment of forecourt and shop to self-service filling station - permitted 30.07.1988.

PROPOSED DEVELOPMENT

The planning application seeks permission to erect a mono-pitched roof, pre-fabricated, grey steel outbuilding at the southern end of the raised parking area. It is proposed to be 18m long and 6m wide. The roof is proposed to slope down from north west to south east and from a height of 3.1m to 2.6m. A large roller shutter door is proposed in its south west elevation and a smaller roller shutter door is proposed in its north east elevation.

CONSULTATIONS

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County Highway Authority (SCC)

No objection or requirements.

LPA Senior Arboricultural Officer

No objection subject to condition.

LPA Senior Environmental Health Officer

No objection or requirements.

LPA Contaminated Land Officer

No objection subject to condition.

Network Rail

No response received.

REPRESENTATIONS

No representations received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):

Section 1 - Building a strong, competitive economy

Section 7 - Requiring Good Design

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS5 - Priority Places

CS15 - Sustainable economic development

CS21 - Design

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

DM2: Trees and landscaping

DM5: Environmental pollution

DM8: Land Contamination & Hazards

Supplementary Planning Documents:

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

PLANNING ISSUES

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The proposal is for the erection of a non-residential outbuilding within the Urban Area which is acceptable in broad policy terms, but subject to the following considerations:

Impact on the character and appearance of the surrounding area

1. It is noted that the proposed outbuilding would have a relatively large 18m depth and 3.1m height facing Albert Drive and would be further elevated above the street level by virtue of its location on the raised parking area. It is considered however that the combination of its scale, form, character and location would have an acceptable impact on the character and appearance of the surrounding area subject to a condition requiring details of proposed external materials to be submitted prior to commencement.

Impact on Trees

2. As previously noted the LPA's Senior Arboricultural Officer has raised no objection subject to condition. It is therefore considered that the proposal would have an acceptable impact on trees subject to condition.

Impact on neighbouring amenity

3. The closest residential property to the proposal would be approximately 50m away to the north west. Given this separation distance and the proposed size and location of the outbuilding it is considered that it would not create unacceptable overlooking issues, would not have an unacceptable impact on sunlight/daylight levels and would not appear unacceptably overbearing towards neighbouring properties.
4. As previously noted the LPA's Senior Environmental Health Officer raised no objection or requirements to the application. It is therefore considered that the proposal would not create unacceptable noise or light pollution towards neighbouring properties.

Impact from contamination

5. According to Council records the site could potentially be contaminated due to its proximity to a former garage. However as previously noted the LPA's Contaminated Land Officer has raised no objection subject to condition. It is therefore considered that the proposal would have an acceptable impact from contamination subject to condition.

Impact on car parking provision & highway safety

6. As previously noted the County Highway Authority (SCC) raised no objection or requirements to the application. It is therefore considered that the proposal would have an acceptable impact on car parking provision & highway safety.

Local finance consideration

7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. In Woking CIL charges are only liable on residential and retail development. As the outbuilding does not fall under either of these categories of development it is not liable for CIL contribution.

CONCLUSION

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Overall, it is considered that the proposed outbuilding would have an acceptable impact on the character and appearance of the surrounding area, trees, neighbouring amenity, from contamination and on car parking provision and highway safety. The proposal therefore accords with sections 1, 7 and 11 of the *National Planning Policy Framework* (2012) policies CS5, CS15, CS21, CS22 and CS25 of the *Woking Core Strategy* (2012), policies DM2, DM5 and DM8 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2006) and is recommended for approval.

BACKGROUND PAPERS

Site visit photographs (20.09.2017)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:
 - 1:1250 location plan, 1:200 proposed block plan, 1:100 proposed plan and 1:100 proposed elevations Drwg no. Sheet 1. Rev A (received by the LPA on 23.08.2017)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The development hereby permitted shall not commence until details and/or samples and a written specification of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason:

To protect the visual amenities of the area in accordance with the principles set out in paragraph 17 of the *National Planning Policy Framework* (2012) and policy CS21 of the *Woking Core Strategy* (2012).

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4. The proposed outbuilding hereby approved shall only be used for the use stated in the submitted application form and shall not be used for any other use without the prior written consent of the Local Planning Authority.

Reason:

To avoid an intensification of use of the site and to comply with policies CS21 and CS25 of the *Woking Core Strategy* (2012).

5. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by SMW (Tree) Consultancy (by the LPA on 26.09.2017) including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with policy CS21 of the *Woking Core Strategy* (2012).

6. (i) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

(ii) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(iii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with policy CS21 of the *Woking Core Strategy* (2012).

7. The premises hereby approved shall not be used or open to customers outside of the opening hours currently permitted for the MOT testing centre on site.

Reason:

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To protect the environment and amenities of the occupants of neighbouring properties in accordance with policy CS21 of the *Woking Core Strategy* (2012).

8. The premises hereby approved shall not be open to customers outside the hours of 07.00 and 18.00 Mondays to Fridays inclusive; 08.00 and 13.00 on Saturdays and shall not be open at all on Sundays, Bank or Public Holidays.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties in accordance with policy CS21 of the *Woking Core Strategy* (2012).

Informatives

1. Site Inspections:

You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

2. The applicant is advised that any external signage on the outbuilding hereby approved would require advertisement consent.

3. For the avoidance of doubt, the following definitions apply to the above condition 6 relating to contaminated land:

Desk study- This will include: -

(i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.

(ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include: -

(i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.

(ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -

(i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;

(ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

(i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;

(ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction

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(iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction

Validation strategy: This shall include : -

- (i) documentary evidence that all investigation, sampling and remediation has been carried out to a standard suitable for the purpose; and
- (ii) confirmation that the works have been executed to a standard to satisfy the planning condition (closure report).

All of the above documents, investigations and operations should be carried out by a qualified, accredited consultant/contractor in accordance with a quality assured sampling, analysis and recording methodology. In addition to this it is expected that best practice guidance from authorities such as the EA, British Standards, CIRIA and NHBC would be followed where applicable.