

19 March 2019 PLANNING COMMITTEE

6h 18/1295 Reg'd: 03.12.18 Expires: 29.01.19 Ward: C
Nei. 10.01.19 BVPI Change of use Number >8 On Target? No
Con. Target - 20 of Weeks
Exp: on Cttee'
Day:

LOCATION: Y-Pod Building, Hollywood House, First Floor And Second Floor, Church Street East, Woking, Surrey, GU21 6HJ

PROPOSAL: Change of use of the first and second floors from Sui Generis (Youth drop in Centre) to D1 (non-residential institutions) and installation of 1No rooflight.

TYPE: Full Application

APPLICANT: Woking Borough Council

OFFICER: Brooke Bournage

REASON FOR REFERRAL TO COMMITTEE

The applicant is Woking Borough Council.

PROPOSED DEVELOPMENT

The planning application relates to the Y-Pod Building, Hollywood House. The application proposes to change the use of the first floor from Sythwood Children's Centre to a performing Arts Library and change the use of the second floor which is currently vacant to Woking Hockey Museum. It is also proposed to insert 1No. rooflight to serve the Woking Hockey Museum.

PLANNING STATUS

- Thames Basin Heaths SPA ZoneB (400m-5km)
- Woking Town Centre
- Primary shopping area
- Secondary shopping frontage

RECOMMENDATION

Grant planning permission subject to conditions

SITE DESCRIPTION

The Y-Pod Building, Hollywood House is a three storey building constructed in the early 1990s as part of a new leisure complex, offices and associated car parking. The application site is located within Woking Town Centre and has a secondary shopping frontage within the primary shopping area. The Y-Pod building occupies the first and second floor with an entrance lobby at ground floor onto Chobham Road. The first floor is currently in use as Sythwood Children's Centre and the second floor has remained vacant since construction.

PLANNING HISTORY

Most relevant:

19 March 2019 PLANNING COMMITTEE

PLAN/2003/1414: Change of use of first and second floors of premises to Youth Drop In Centre with ancillary Cafe, Creche, entertainment, training, advice and counselling service; and hireable rooms for associated activities. Permitted 28.01.2004

Condition 10:

This permission shall ensure only for the benefit of the YMCA operating the 'ReGen Project' and for no other use, person, persons or organisation and shall not ensure for the benefit of the land.

Reason: Permission has been granted in view of the personal circumstances of the operator and because of the particular type of use proposed.

PLAN/1987/1212: Erection of a building comprising a leisure complex, offices and associated car parking. Permitted 12.07.1988

CONSULTATIONS

Planning Policy: *'The proposed development will contribute to positive change in the Town Centre and restore much needed community infrastructure.'*

In spite of this, the applicant needs to provide evidence in accordance with Policy CS19, that there is no need for the facility for its original purpose as a youth drop-in centre.'

Environmental Health: No objection

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 2 - Achieving sustainable development
Section 6 - Building a strong, competitive economy
Section 7 - Ensuring the vitality of town centres
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough
CS2 - Woking Town Centre
CS18 - Transport and accessibility
CS19 - Social and community infrastructure
CS21 - Design
CS24 - Woking's landscape and townscape

Supplementary Planning Documents (SPD's)

Design (2015)
Parking Standards (2018)
Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

19 March 2019 PLANNING COMMITTEE

Principle of Development:

1. Policy CS2 of the Woking Core Strategy (2012) states *'the town centre will also be the preferred location for other town centre uses as defined in the Glossary including hotels and cultural and entertainment facilities. Proposals for such uses will be permitted where it can be demonstrated there is a need for the development and the proposals deliver the objectives of the Core Strategy and do not undermine the delivery of the specific proposals set out above'* and *'the loss of existing cultural and entertainment facilities within the town centre will be resisted, unless there is no demand for such facilities or demand can be met from alternative provision within the town centre either through new or co-located facilities'*.
2. Policy CS19 of the Woking Core Strategy (2012) states *'the loss of existing social and community facilities or sites will be resisted unless the Council is satisfied that:*
 - *there is no identified need for the facility for its original purpose and that it is not viable for any other social or community use, or*
 - *adequate alternative facilities will be provided in a location with equal (or greater) accessibility for the community it is intended to serve*
 - *there is no requirement from any other public service provider for an alternative social or community facility that could be met through change of use or redevelopment.'*
3. Planning application PLAN/1987/1212 was granted subject to a legal agreement requiring the owners to use their best endeavours to keep the unit in leisure use during the term of the lease (25 years). Planning application PLAN/2003/1414 was granted subject to a legal agreement requiring the original agreement from PLAN/1987/1212 to re-apply until the expiry of 25 years (28.10.2012) if the use granted under PLAN/2003/1414 ceased at the property. The 25 year period has now expired.
4. The application site is located within Woking Town Centre. It is proposed to change the use of the first floor of the Y-Pod building which is currently occupied by Sythwood Children's Centre (Class Sui Generis) to a Performing arts library (Class D1) and second floor which has remained vacant since construction to Woking Hockey Museum (Class D1). The proposal would result in the loss of Sythwood Children's Centre. The applicant has advised that the Sythwood Children's Centre would be relocated. The introductory text to Policy CS19 of the Woking Core Strategy (2012) includes both libraries and museums as types of social and community infrastructure. Although the proposal would result in the loss of Sythwood Children's Centre the first floor would still provide social and community infrastructure and the change of use of the second floor which has remained vacant since construction would increase the provision of social and community infrastructure within Woking Town Centre.
5. The relocation of Woking Hockey Museum from its current premises at High Street would enable the Museum to occupy a larger space and display a large collection of hockey archives, artefacts and memorabilia. The Museum would include an exhibition area and flexible education area.
6. The first floor would accommodate the Performing Arts Library which is currently located at Ewell Library. The space would enable the Performing Arts Library to have an open space library, study area and performance area which could be used as group hire area.
7. Overall the proposal is therefore considered to comply with Policies CS2 and CS19 of the Core Strategy (2012).

Impact on Character:

8. Policy CS21 of the Woking Core Strategy (2012) requires development proposals to *'respect and make a positive contribution to the street scene and the character of the area*

19 March 2019 PLANNING COMMITTEE

in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land'.

9. The only external alteration is the insertion of 1No. rooflight. It is considered the rooflight would not have a detrimental impact on the character and appearance of the property or streetcene.
10. Overall the proposed change of use is therefore considered to have an acceptable impact on the character of the surrounding area and accord with Policies CS21 and CS24 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2019).

Impact on Neighbours:

11. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
12. The proposal would remain within the envelope of the existing building and would not lead to an increase in footprint or height of the building. The proposal would therefore not give rise to potential harmful impacts in terms of loss of privacy, daylight or sunlight or overbearing effect.
13. The application site is located within Woking Town Centre and predominately surrounded by commercial buildings. There are flats at first and second floor of Central Buildings sited to the south east of the application site. It is considered that the change of use from Sui Generis (Youth drop in Centre) to Class D1 (non-residential institutions) on the first and second floors would not give rise to noise and disturbance over and above the existing use. Environmental Health have raised no objection. Condition 4 is recommended to secure details of any fixed plant or equipment prior to installation.
14. Overall the proposed development is considered to have an acceptable impact on neighbours.

Transportation Impacts:

15. Both Policy CS18 of the Woking Core Strategy (2012) and Supplementary Planning Document Parking Standards (2018) seek zero car parking within Woking Town Centre, for Class D1 uses, providing it does not create new, or exacerbate existing, on-street car parking problems. The application site is located within a highly sustainable location in terms of access to various modes of transport. Woking railway station, bus stops and cycle parking are all within close proximity.
16. The existing uses on the first and second of Y-Pod building do not have any allocated parking spaces. The proposed change of use does not include any parking, although this is not to be expected within a town centre location such as the application site. The proposal development is unlikely to exacerbate any existing on-street parking problems due to the access to the easy and varied access to several sustainable transport modes, the presence of existing parking controls within the locality and the close proximity of significant existing public car parking capacity within Woking Town Centre. The highways and car parking implications are therefore considered to be acceptable. In this instance the proposal is considered acceptable in terms of parking.

19 March 2019 PLANNING COMMITTEE

17. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), Supplementary Planning Document 'Parking Standards' (2018) and the National Planning Policy Framework (2018).

Community Infrastructure Levy (CIL):

18. The proposal is for change of use and is not liable for Community Infrastructure Levy (CIL).

CONCLUSION

19. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the area and in transportation terms. The proposal therefore accords with Policies CS1, CS2, CS18, CS19, CS20 and CS24 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Parking Standards' (2018), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and the NPPF (2019) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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 plans listed below:

Plan showing a Location Plan dated 10.08.2018 and received by the Local Planning Authority on 03.12.2018

Plan showing a Site Plan dated 10.08.2018 and received by the Local Planning Authority on 03.12.2018

-690-SK01 dated 19.09.2018 and received by the Local Planning Authority on 03.12.2018

-690-SK02 dated 19.09.2018 and received by the Local Planning Authority on 03.12.2018

-690-SK03 dated 19.09.2018 and received by the Local Planning Authority on 03.12.2018

-690-SK04 dated 19.09.2018 and received by the Local Planning Authority on 03.12.2018

19 March 2019 PLANNING COMMITTEE

-690-SK05 dated 19.09.2018 and received by the Local Planning Authority on 03.12.2018

-690-SK06 dated 19.12.2018 and received by the Local Planning Authority on 19.12.2018

Plan showing proposed second floor plan with rooflight dated 10.08.2018 and received by the Local Planning Authority on 03.12.2018

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the material details outlined on the approved plans, no above ground development associated with the development hereby permitted shall commence until details and/or samples and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary walls 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.

4. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. Such plant and equipment shall not be installed otherwise than in strict accordance with the approved specifications.

Reason: To protect the environment and amenities of the occupants of neighbouring properties.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
2. 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.
3. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.