

## 12 NOVEMBER 2019 PLANNING COMMITTEE

6f	PLAN/2019/0752	WARD: Canalside
LOCATION:	5 - 51 Middle Walk, Woking, Surrey, GU21 6XT	
PROPOSAL:	Proposed additional storey above the east wing to provide 7 x 1 bed flats and conversion of 1x 3 bed maisonette to 1x1 bed flat (Use Class C3), addition of green roofs to the east and west wings, green walls to the north and south elevations, insertion of external staircase and associated works.	
APPLICANT:	Thameswey Developments Ltd	OFFICER: Brooke Bougnague

### **REASON FOR REFERRAL TO COMMITTEE**

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The proposed development is for the creation of an additional storey above the east wing to provide 7x1 bed flats (Class C3) and conversion of 1x 3 bedroom maisonette to 1x 1 bedroom flat, the addition of green roofs to the east and west wings and green walls to the north and south elevations and insertion of an external staircase.

The conversion of the maisonette to a flat is to make provision of additional plant and irrigation systems.

Site Area:	0.148ha (1483sq.m)
Existing units:	47
Proposed units:	54
Existing density:	317dph (dwellings per hectare)
Proposed density:	364dph

### **PLANNING STATUS**

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

### **RECOMMENDATION**

Grant planning permission subject to conditions and Section 106 Agreement.

### **SITE DESCRIPTION**

The application site relates to a block of flats located within Woking Town Centre. The three storeys of flats have a ziggurat form and are sited above retail units within the primary shopping area. The flats are accessed from Middle Walk.

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### PLANNING HISTORY

PLAN/2015/0354: New steel guard rails with polyester powder coating finish, colour RAL 9006 to top of the parapet wall to Middle Walk west residential terrace and new timber facing board fixing to galvanised steel frame planter boxes with a wire rope trellis support system fixed to the existing rendered wall above the Commercial Way canopy to the east of the Middle Walk entrance. Permitted 29.05.2015

### CONSULTATIONS

Arboricultural Officer: No objection

Green Infrastructure Team: No objection

Environmental Health: No objection

Waste Services: 'Historically, Woking Shopping have serviced the collections from this location. It was agreed to combine the household collections with those servicing the commercial units. I believe this also helped to address the access issues to the waste and recycling bins, as they are stored within or near to the multi-storey car park.'

County Highway Authority: No objection subject to condition

Flood Risk and Drainage Team: No objection

### REPRESENTATIONS

1 letter received in response to the proposal raising the following points:

- I agree with positive developments in the town of Woking
- The proposed additional planting of Greenery on the roof structure and North facing wall is good for the local environment
- Visually the proposal would only benefit those who overlook the site
- The proposed environmental benefits only seem to benefit the new homes
- Pressure on fire safety
- Pressure on waste management
- Does the proposal include work to the existing building to improve fire safety, disabled access and general facility improvements?
- Currently lack of recycling facilities
- Increase pressure on local transport services

### RELEVANT PLANNING POLICIES

#### National Planning Policy Framework (NPPF) (2019)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

#### Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS2 - Woking Town Centre

CS7 - Biodiversity and nature conservation

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CS8 - Thames Basin Heaths Special Protection Areas  
CS9 - Flooding and water management  
CS10 - Housing provision and distribution  
CS11 - Housing mix  
CS12 - Affordable housing  
CS18 - Transport and accessibility  
CS21 - Design  
CS22 - Sustainable construction  
CS24 - Woking's landscape and townscape  
CS25 - Presumption in favour of sustainable development

### Development Management Policies DPD (DM Policies DPD) (2016)

DM1 - Green Infrastructure Opportunities  
DM2 - Trees and Landscaping  
DM17 - Public Realm

### Supplementary Planning Documents (SPD's)

Design (2015)  
Parking Standards (2018)  
Outlook, Amenity, Privacy and Daylight (2008)  
Climate Change (2013)  
Affordable Housing Delivery (2014)

### Other Material Considerations

Planning Practice Guidance (PPG)  
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area  
Thames Basin Heaths Special Protection Area Avoidance Strategy  
Woking Borough Council Strategic Flood Risk Assessment (November 2015)  
Community Infrastructure Levy (CIL) Charging Schedule (2015)  
Waste and recycling provisions for new residential developments  
Technical Housing Standards - Nationally Described Space Standard (March 2015)

## **PLANNING ISSUES**

### Principle of Development:

1. The application site falls within the Urban Area within Woking Town Centre. The NPPF (2019) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027, with an indicative number of net additional dwellings within Woking Town Centre of 1,980.
2. Policy CS2 of the Woking Core Strategy (2012) states '*The Council will support the development of the town centre as the primary centre for economic development in the Borough and as a primary economic centre in the South East. The Town Centre is the preferred location for town centre uses and high density residential development. New development proposals should deliver high quality, well designed public spaces and buildings, which make efficient use of land, contribute to the functionality of the centre and add to its attractiveness and competitiveness.*'
3. Policy CS2 advises that proposals within Woking Town Centre will be achieved through:
  - mixed-use high density redevelopment of existing sites
  - refurbishment of outmoded sites

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- intensification of existing sites
4. The proposal would add an additional storey to the east wing of an existing building within Woking Town Centre. In providing x7 net dwellings the proposal would contribute to housing supply within both Woking Town Centre and the wider Borough and towards meeting the indicative net additional dwelling thresholds set out by Policies CS2 and CS10 of the Woking Core Strategy (2012).
  5. Paragraph 188(e) of the NPPF (2019) states that '*planning...decisions should:...support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.*
  6. Paragraph 68 of the NPPF (2019) states '*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.*'
  7. The principle of the proposal is consequently considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

### Impact on Character:

8. The NPPF (2019) states '*the creation of high quality buildings and places is fundamental to what the planning and development process should achieve*' and that good design is a key aspect of sustainable development.
9. 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 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*'.
10. Supplementary Planning Document 'Woking Design' (2015) sets out that Woking Town Centre has undergone significant redevelopment since the 1960s and that it is important to ensure that new developments are designed and developed to the highest possible quality.
11. The existing building is five storeys in height and includes two floors of retail units with three floors of residential accommodation above divided into two wings. The existing residential floors are finished in red brick with timber windows and brick finished balconies to the south elevation. The building is accessed from a lift and stairwell located in Middle Walk with glazed walkways providing access to both wings. There is no vehicular access to the application site.
12. Commercial Way sited to the south of the application site consists of three and four storey buildings with retail units at ground floor with commercial uses above. The application site is located above the Wolsey Place shopping centre which is primarily two storeys in height. The Victoria Square development which is currently under construction and includes 23, 30 and 34 storey towers is sited to the south west of the application site. Multi storey car parks and taller buildings are sited to the north of the application site.
13. The proposed additional storey on the east wing would follow the ziggurat form of the existing building and include balconies to the south elevation. It is proposed to finish the

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extension in dark grey laminate panels and aluminium windows with the access corridor to north of the additional floor being fully glazed. Details of materials can be secured by condition (condition 3). The extended lift and stairwell would be finished in matching materials. The proposed extension would be finished in a different material and the proposed windows would have a different design and proportions to the existing building. The proposed extension would provide a lightweight contemporary element and is considered to be visually subordinate to the existing building.

14. It is proposed to alter the existing balconies within both the east and west wings to the south elevation fronting Commercial Way to increase soft landscaping within the Town Centre and improve the visual appearance of the residential floors of the building. The existing brick balcony enclosures and dividers would be removed. The brick enclosures to the 1<sup>st</sup> floor of flats would be replaced with a planter and attached safety railing. The existing balcony enclosures at 2<sup>nd</sup> and 3<sup>rd</sup> floor flats and balconies to the proposed 4<sup>th</sup> floor flats would have a 1.3m high living wall with a variety of species. All balconies to the south elevation would have 1.8m dividers finished in high pressure laminate to retain privacy.
15. A green wall is proposed to the north elevation of the east wing at flat levels 1-4. The green wall would be cut out around windows with plants trailing down from the planter towards the retail units.
16. The existing roof to the west wing would be replaced with a green roof. The roof would have a native semi intensive planting scheme with gravel and sand areas to provide a typical habitat for insects and birds. The roof of the proposed extension to the east wing would include wildflower and sedum units with bug hotels and log piles, sand and gravel to increase the opportunity for biodiversity.
17. The proposed green walls and roof are considered an innovative and attractive treatment to a building sited within the primary shopping area in Woking Town Centre and would add visual interest to the building and surrounding area which is currently under construction with the Victoria Square development. The use of the green walls and roof if managed and maintained can represent a significant element of 'greening' in this part of the town centre.
18. Overall the proposed dwelling is 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 (2019), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2019).

### Impact on Neighbours:

19. 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.
20. Woking Shopping service yard is located to the north of the proposed additional floor, there would be no adverse impact on the service yard.
21. Retail units within the Wolsey Place shopping centre fronting Commercial Way are sited to the east of the application site. It is considered the proposed additional storey would not impact on these retail units.
22. The west wing of Middle Walk is sited to the west of the proposed additional storey sited on the east wing. The lift and stairwell and glazed walkway linking the two wings would be extended to provide access to the additional storey. The east and west wings are

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staggered with the east wing sited further north. It is considered the proposed additional storey would not have an adverse impact on the amenities of the west wing.

23. Nos.18, 22, 24, 26, 26A, 28, 30-32 and 34 Commercial Way are sited to the south of the additional storey and are currently in commercial use. A minimum separation of approximately 14m would be retained to the application site. It is considered there would not be an impact on the amenities of No.18, 22, 24, 26, 26A, 28, 30-32 and 34 Commercial Way.
24. The existing flats within Middle Walk are currently occupied. The applicant has advised that notice has been served on the occupiers of the flats and the building will be vacant during the proposed works so there will be no impact on existing residents. The proposed green wall to the north elevation would be cut around existing windows to retain daylight.
25. It is considered that the proposed green roofs to the east and west wings, green walls to north and south elevations and external staircase to east elevation would not result in a detrimental impact in neighbouring properties in terms of loss of light, loss of privacy or overbearing impact.
26. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

Standard of Accommodation:

27. The proposal would deliver 7x 1 bed flats in the east wing ranging in size from approximately 37 sq.m. to 39 sq.m which is consistent with the recommended minimum standards set out in the National Technical Housing Standards (2015). The proposed flats are considered of an acceptable size with acceptable quality outlook provided to habitable rooms.
28. The proposal also includes the conversion a of 1x 3 bedroom maisonette on flat levels 1 and 2 in the west to 1x 1 bedroom flat on flat level 2. This proposed flat would be approximately 30 sq.m. Although this proposed flat would be below the minimum space standard the size of the flat would be consistent with the other existing flats in the east and west wing on flat level 2.
29. Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) sets out recommended minimum garden amenity areas for family dwellinghouses with two bedrooms or more and over 65 sq.m. gross floorspace (but below 150 sq.m. gross floorspace), as in this instance, as a suitable area of garden amenity in scale with the building but always greater than the building footprint. All the proposed flats would have access to a south-facing private balcony. Given the position of the building within the Town Centre this is considered acceptable. In addition the site is located within walking distance of a number of public open spaces including Horsell Common and Horsell Moor.
30. The Woking Shopping service yard is located to the north of the proposed additional floor. The new flats' relationship with this area will be comparable to that of the existing flats. Similarly, the provision of a plant and irrigation room in part of what was flat no. 21 is not considered to raise any significant issues. Environmental Health have been consulted and raised no objection subject to conditions (Conditions 9 and 10) requiring the submission of acoustic details and plant and equipment details.

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31. Overall the proposal is considered to provide an acceptable level of residential amenity to future occupiers.

### Storage of waste and recyclable materials

32. Policy CS21 of the Woking Core Strategy (2012) states that '*proposals for new development should...incorporate provision for the storage of waste and recyclable materials*'.

33. The Council has also produced a document titled 'Waste and recycling provisions for new residential developments' (although this document provides guidance and does not form part of the Development Plan), which sets out that the external storage capacity for developments of more than 12 apartments are:

- x1 1,100 litre (four wheeled) residual waste bin per every 5 apartments (or per 8 apartments based on single occupancies)
- x11,100 litre (four wheeled) mixed dry recyclables bin per every 5 apartments (or per 8 apartments based on single occupancies)
- x1 140 litre compostable kitchen waste bin per every 15 apartments

The external storage capacity for developments of 12 or less apartments are:

- x1 240 litre residual waste (per unit) (140 litre wheeled bins can be requested for single occupancy)
- x1 240 litre mixed dry recyclables (per unit) (140 litre wheeled bins can be requested for single occupancy)
- x1 23 litre compostable kitchen waste (per unit)

34. Waste Services have advised the waste from the current flats at Middle Walk is collected by Woking Shopping with commercial waste from adjoining retail units. The proposed floor plans indicate that each proposed flat would have a refuse store that would be accessed externally. A condition is recommended to secure details of a waste and recycling management arrangements to ensure that there is appropriate provision of waste infrastructure for the proposed flats.

### Transportation Impacts:

35. The proposed flats would be accessed from Middle Walk which leads off a pedestrianised area of Commercial Way. The application site does not have any vehicular access or parking.

36. The NPPF (2019) promotes sustainable transport. Paragraph 109 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

37. Policy CS18 of the Woking Core Strategy (2012) states '*the Council is committed to developing a well-integrated community connected by a sustainable transport system*' this can be achieved by '*implementing maximum car parking standards for all types of non-residential development, including consideration of zero parking in Woking Town Centre, providing it does not create new or exacerbate existing on-street car parking problems. Minimum standards will be set for residential development. However in applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy...*'.

38. In addition the Supplementary Planning Document "Parking Standards" (2018) sets minimum standards and states '*in Woking town centre, where fully justified and evidenced*

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*within an application, on-site parking provision below the minimum standards set out below will be considered'.*

39. Supplementary Planning Document 'Parking Standards' (2018) states a minimum parking standard of 0.5 off street parking space to be provided for a one bedroom flat. To comply with minimum parking standards the proposal would be required to provide a minimum of 3.5 off street parking spaces. However, no car parking is proposed as there is no vehicular access to the application site.
40. Nevertheless, the application site is located in Controlled Parking Zone (CPZ) 'Zone 1' of Woking Town Centre in which on-street parking is restricted between 8:30am and 6:00pm Monday-Sunday and in which residents living in the CPZ zone are not eligible for residential parking permits in accordance with the Council's current parking permit policy. Residents are, however, eligible for an 'off-peak' permit for parking within Heathside Crescent and Victoria Way between 5pm and 9am and on weekends. Due to the position of the application site within Woking Town Centre, close to local amenities and Woking Train Station it is considered that the shortfall of 3.5 parking space would not exacerbate existing on-street car parking problems and zero parking provision is justifiable.
41. Supplementary Planning Document 'Parking Standards' (2018) requires the provision of 2 cycle spaces per residential dwelling. The County Highway Authority have advised that 7 cycles spaces should be provided within the application site. The applicant has advised they do not have any access to land at ground floor level and therefore unable to provide any cycle parking within the application site. Nevertheless, as the applicant is unable to provide cycle parking a financial contribution (£3,000) will be secured through the S.106 Legal Agreement in order to enable the Local Authority to make the equivalent provision of 7 cycle space within the town centre itself.
42. A condition securing a Construction Transport Management Plan is recommended (condition 8) to minimise disruption to local residents during the build period and given the particular location of the site should planning permission be granted.
43. 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 (2019).

### Energy and water consumption

44. Policy CS22 of the Woking Core Strategy (2012), relating to energy and water consumption, does not explicitly state that it relates to extensions to existing buildings. Therefore it is not considered reasonable or necessary to recommend any planning conditions relating to energy and water consumption.

### Thames Basin Heaths Special Protection Area (TBH SPA)

45. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes the Habitats Directive (as

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interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the “Habitat Regulations 2017”). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.

46. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £5,584.00 in line with the Thames Basin Heaths SPA Avoidance Strategy. This would need to be secured through a S106 Legal Agreement. For the avoidance of doubt, sufficient SANG at Heather Farm has been identified to mitigate the impacts of the development proposal
47. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

### Affordable Housing

48. Policy CS12 of the Woking Core Strategy (2012) states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing between five and nine new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 20% of dwellings to be affordable or a financial contribution equivalent to the cost to the developer of providing 20% of the number of dwellings to be affordable on site. All new residential development on Greenfield land and land in public ownership will be required to provide 50% of the dwellings as affordable housing, irrespective of the site size or number of dwellings proposed.
49. However, Paragraph 63 of the NPPF (2019) sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
50. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

### Community Infrastructure Levy (CIL):

51. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of £38,412.69.

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### **CONCLUSION**

52. 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, CS5, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Policies DM1, DM2 and DM17 of the DM Policies DPD (2016), 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 and subject to Section 106 Agreement.

### **BACKGROUND PAPERS**

1. Site visit photographs
2. Consultation responses
3. Representation

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	SAMM (SPA) contribution of <b>£3605.00</b>	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.
2.	Cycle parking contribution of <b>£3,000.00</b> to provide 7 cycle space within Woking Town Centre	To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

### **RECOMMENDATION**

It is recommended that planning permission be Granted subject to the following Conditions and S106 Agreement:

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:

4825-PL-001 Rev A dated 28.06.2019 received by the Local Planning Authority on 13.08.2019

4825-PL-002 Rev A dated 24.04.2019 received by the Local Planning Authority on 13.08.2019

4825-PL-0023 Rev A dated 24.04.2019 received by the Local Planning Authority on 13.08.2019

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4825-PL-004 Rev A dated 24.04.2019 received by the Local Planning Authority on 13.08.2019

4825-PL-005 Rev B dated 26.04.2019 received by the Local Planning Authority on 24.09.2019

4825-PL-006 Rev B dated 26.04.2019 received by the Local Planning Authority on 24.09.2019

4825-PL-007 Rev B dated 26.04.2019 received by the Local Planning Authority on 24.09.2019

4825-PL-008 Rev A dated 09.08.2019 received by the Local Planning Authority on 13.08.2019

4825-PL-009 Rev A dated 09.08.2019 received by the Local Planning Authority on 13.08.2019

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

3. Notwithstanding the material details outlined on the approved plans, prior to the installation of any external facing materials to the development hereby permitted 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 above ground development associated with the development hereby permitted shall commence until a scheme detailing the proposed waste and recycling management arrangements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter at all times.

Reason: In the interests of amenity and to ensure the appropriate provision of waste infrastructure.

5. Prior to the commencement of construction of the external envelope of the development hereby permitted, detailed bay elevations at 1:50 scale of the green walls shall be 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 first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

6. Prior to the first use of the development hereby permitted, a soft landscaping scheme showing details of landscaping and plants to be planted in the green walls and green roof identified on the approved plans listed in this notice, shall be 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 first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-

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March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted plants which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the development and surrounding area.

7. Prior to the commencement of construction of the external envelope of the development hereby permitted, full details of the proposed green roof and green wall system, including a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include details of fixings to the building, planting modules, irrigation systems, planting details and a detailed maintenance strategy including management responsibilities and maintenance schedules and for the long-term management and maintenance of the green walls and green roof hereby permitted. Prior to the first use of the development hereby permitted, the green walls and green roof shall be provided on site and thereafter retained and maintained in accordance with the approved details for the lifetime of the development hereby permitted.

Reason: In the interests of the visual amenities of the development and surrounding area.

8. No development shall commence until a Construction Transport Management Plan, to include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) provision of boundary hoarding behind any visibility zones
  - (e) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

9. No above ground development associated with the development hereby permitted shall commence until details of the measures to be undertaken to upgrade the acoustic performance of the party ceilings/floors and walls of the plant room have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of the development and maintained as approved.

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

10. No fixed plant and equipment associated with an irrigation system, air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications and vibration controls 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.

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

### Informatics

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 2019.
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 applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
4. 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.
5. This decision notice should be read in conjunction with the related S106 Legal Agreement.
6. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development**. The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from:  
[http://www.planningportal.gov.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

Claims for relief must be made on the appropriate forms which are available on the Council's website at:  
<https://www.woking.gov.uk/planning/service/contributions>

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Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).