

Woking Borough Council
23 June 2020
Planning Committee
Update

Item No.	App no. and site Address	Report Recommendation
6a Page 11	PLAN/2019/1176 Land south of Kingfield Road and east of Westfield Avenue, Westfield, Woking, GU22 9PF	LEGAL

Executive Undertaking:

- At its meeting of Monday 22 June 2020 the Council's Executive resolved to give effect to the measures within the Executive Undertaking (as set out at the conclusion of the report) (on pages 142 – 143) subject to the below alteration:
- On page 143 the reference to electric fold-up bike is deleted and the requirement reads as below:

Provision of a minimum of 15 car club spaces and vehicles within the development, a car pool database, and the provision of a fold-up bike with every apartment.
- Replace reference to "electric fold-up cycle" within paragraph 345 (page 92) with "fold-up cycle".

Corrections / Clarifications:

Insert the following beneath Woking Core Strategy (2012) (on page 29):

- *Policy CS2 – Woking Town Centre*
- *Policy CS4 – Local and Neighbourhood Centres and Shopping Parades*

Correction (in bold) to sentence within paragraph 173 (on page 61):

- "*The result is that the north and west elevations of the stadium have a greater height than the east and **south** elevations which drop in scale*".

Correction (in bold) to sentence within paragraph 174 (on page 61):

- "*The east and **south** elevations wrap around the two smaller spectator decks and are simpler in their appearance*".

Correction (in bold) to paragraphs 288 and 289 (on pages 81-82), and in paragraph 335 (on page 91):

- "*Westfield **Avenue**/Kingfield Road junction*"

Correction in bold to paragraph 347 (on page 93):

- "*The TA summarises the forecast demand for **bus** for residential purposes as below*"
(Note: Mode is correctly stated in table)

Correction in paragraph 49 (on page 38):

- "*(obligations within the Executive Undertaking secure that the replacement stadium must be complete and capable of use before no more than 606 dwellings (which must include the 468 affordable dwellings) are capable of occupation)*".

Correction in paragraph 81 (on page 43):

- *“Obligations within the Executive Undertaking would secure that the new stadium is complete and capable of use for its intended purpose(s), including the medical centre and retail / flexible use areas being constructed to at least ‘shell and core level’, before no more than 606 dwellings (which must include the 468 affordable dwellings) are capable of occupation”.*

Correction in paragraph 97 (on page 46):

- *“In this regard Members may also consider the obligations contained within the Executive Undertaking, which would secure that the new stadium is complete and capable of use for its intended purpose(s), including the medical centre and retail / flexible use areas being constructed to at least ‘shell and core level’, before no more than 606 dwellings (which must include the 468 affordable dwellings) are capable of occupation”.*

Correction in paragraph 109 (on page 48):

- *“Obligations within the Executive Undertaking would require all affordable housing (within Blocks 1 and 2) to be constructed and capable of occupation before any market dwellings are occupied”*

Additional representations (page 25):

Since the report was prepared the following additional representations have been received:

- x98 representations in objection
- x474 representations in support

These additional representations reiterate points previously raised, which are summarised within the report.

Amendment to Condition 09 (page 151):

Delete condition 09 wording and replace with that wording shown below:

In respect of the Class D2 use of the stadium hereby permitted, and notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and / or re-enacting that Order with or without modification(s)) and of Schedule 2, Part 4, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (including any Order(s) revoking and/or re-enacting that Order, with or without modification(s)) other than the football events use permitted by Condition 10 of this planning permission the stadium bowl (the pitch and spectator terraced seats and standing terraces) must not be used for spectator or audience events without express planning permission from the Local Planning Authority first being obtained.

Reason: To protect the amenity of the surrounding area in respect of noise and disturbance, vehicle movements and parking provision in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016), SPD Parking Standards (2018) and the NPPF. Such uses have not been assessed within the submitted Environmental Statement and would require further assessment.

Amendments to condition 42 (page 163) (changes shown in bold):

++ a) *Prior to the commencement of superstructure works for a residential building a methodology and scheme of pre-completion testing for that building to demonstrate compliance with BS 8233:2014 internal ambient noise levels for habitable rooms as follows:*

Normal conditions

- 35 dB $L_{Aeq,T}$ in all habitable rooms between the hours of 07:00 and 23:00;
- 30 dB $L_{Aeq,T}$ and $L_{Amax,5 min}$ **45 dB exceeded no more than 10 times in bedrooms** between the hours of 23:00 and 07:00

Match day conditions

- 40 dB $L_{Aeq,T}$ in all habitable rooms between the hours of 07:00 and 23:00;
- 35 dB $L_{Aeq,T}$ and $L_{Amax,5 min}$ **50 dB exceeded no more than 10 times in bedrooms** between the hours of 23:00 and 07:00

must be submitted to and approved in writing by the Local Planning Authority.

b) A post completion verification report including acoustic test results, acoustic data for the glazing system and ventilation system to the residential units, and confirming that the above maximum noise standards have been complied with must be submitted to the Local Planning Authority for written approval prior to the expiry of the period of 3 months from first occupation of the relevant residential building within the development.

Residential buildings must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

Addition to condition 45 (page 165) (addition shown in bold):

++ *Notwithstanding the details submitted with the application prior to the occupation of any building hereby permitted details of:*

- CCTV;*
- general external lighting (including external walkway, carriageway, car parks, amenity lighting, security lighting and building facade lighting);*
- floodlighting (stadium only); and*
- access control measures for residential core entrances.*

on or around the building and within the adjoining public realm must be submitted to and approved in writing by the Local Planning Authority. The details must include the location and specification of all lamps, light levels/spill, illumination, CCTV cameras (including view paths) and support structures including height, type, materials, colour (RAL) and manufacturer's specifications.

Evidence must be submitted to demonstrate that the final detailed external lighting design (including stadium floodlighting, external walkway, carriageway, car parks, amenity lighting and building facade lighting) is in line with recommendations within the Guidance Notes for the reduction of Obtrusive Light GN01:2011 (or any future

equivalent) for Environmental Zone E3, with regards to sky glow, light intrusion into residential windows and luminaire intensity.

A Sensitive Lighting Management Plan – identifying how the final detailed external lighting design has had regard to the recommendations of the Bat Conservation Trusts’ document entitled “Bats and Lighting in the UK – Bats and The Built Environment Series” must also be submitted to and approved in writing by the Local Planning Authority.

The stadium floodlighting must only be used between the hours of 09:00 and 23:00 on any day.

Development must be carried out only in accordance with the approved details and be permanently maintained as such thereafter for the lifetime of the development.

Reason: To protect the general environment, the amenities of the area, the residential amenities of neighbouring and nearby existing and introduced properties and the habitat for bats and other nocturnal animals in accordance with Policies CS7 and CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the NPPF.

Additional Informative (page 181)

22. The applicant is advised that during either the demolition/construction or operational phases of the development hereby permitted the parking of vehicles must not occur on Loop Road Recreation Ground.

6b Page 183	PLAN/2019/1177 Land south of Hoe Valley School and east of Railway Tracks, Egley Road, Woking, GU22 0NH	LEGAL
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Executive Undertaking:

- At its meeting of Monday 22 June 2020 the Council's Executive resolved to give effect to the measures within the Executive Undertaking (as set out at the conclusion of the report) (on page 241).

Additional representations (page 191):

Since the report was prepared the following additional representations have been received:

- x95 representations in objection
- x473 representations in support

These additional representations reiterate points previously raised, which are summarised within the report.

Amendments to condition 29 (page 253) (changes shown in bold):

++ a) Prior to the commencement of superstructure works for a residential building a scheme of sound insulation, including details of glazing, ventilation (including how overheating shall be addressed through glazing and ventilation design) and roof/ceiling construction design demonstrating compliance with BS 8233:2014 internal ambient noise levels (providing source calculations and any corrections or error bands used) for habitable rooms within the new residential units to achieve the following:

- 35 dB LAeq,T in all habitable rooms between the hours of 07:00 and 23:00; and
- 30 dB LAeq,T and LAmax,5 min **less than 45 dB exceeded no more than 10 times** in bedrooms between the hours of 23:00 and 07:00

must be submitted to and approved in writing by the Local Planning Authority.

b) A post completion verification report including acoustic test results, acoustic data for the glazing system and ventilation system to the residential units, and confirming that the above maximum noise standards have been complied with must be submitted to the Local Planning Authority for written approval prior to the expiry of the period of 3 months from first occupation of the relevant residential building within the development.

The approved scheme of sound insulation must be implemented concurrently as part of the residential development and the residential buildings must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.