

2 FEBRUARY 2021 PLANNING COMMITTEE

PLANNING HISTORY

The most relevant planning history for this application is as follows:

COND/2021/0004 - Approval of details pursuant to condition 21 (Enhancement of Biodiversity) of PLAN/2018/1362.

Pending consideration

COND/2020/0157 - Approval of details pursuant to conditions 03(b) to 03(i) (inclusive) (Detailed design etc) of PLAN/2018/1362.

Details approved (22.12.2020)

COND/2020/0156 - Approval of details pursuant to conditions 16 (Equipment on Building Envelope) and 17 (External Lighting) of PLAN/2018/1362.

Details approved (05.01.2021)

COND/2020/0127 - Approval of details pursuant to condition 15 (Acoustic insulation etc) of PLAN/2018/1362.

Pending consideration

COND/2020/0123 - Approval of details pursuant to conditions 03(a) (Building facades) and 04 (Material samples) of PLAN/2018/1362.

Details approved (09.11.2020)

AMEND/2020/0051 - Non-material amendment to PLAN/2018/1362.

Pending consideration

COND/2019/0115 - Approval of details pursuant to conditions 27 (investigation and risk assessment) and 28 (remediation method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0113 - Approval of details pursuant to conditions 19 (tree protective measures / pre-commencement meeting) and 20 (detailed arboricultural method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0101 - Approval of details pursuant to condition 11 (Construction Transport Management Plan (CTMP)) of PLAN/2018/1362.

Details approved (20.08.2019)

COND/2019/0079 - Approval of details pursuant to condition 25 (Written environmental desktop study report) of PLAN/2018/1362.

Details approved (23.07.2019)

COND/2019/0073 - Approval of details pursuant to condition 26 (Contaminated land site investigations) of PLAN/2018/1362.

Details approved (09.07.2019)

PLAN/2018/1362 - Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West.

Permitted subject to conditions (22.03.2019)

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CONSULTATIONS

WBC Senior Arboricultural Officer: This is considered acceptable and should be complied with in full.

REPRESENTATIONS

As this application seeks the approval of details pursuant to a condition attached to a planning permission there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)
Section 12 - Achieving well-designed places

Woking Core Strategy (2012)
CS21 - Design

Development Management Policies Development Plan Document (DM Policies DPD) (2016)
DM2 - Trees and landscaping

Supplementary Planning Documents (SPD's)
Design (2015)

PLANNING ISSUES

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning condition.

Condition 06 (Hard and soft landscape)

02. The purpose of a hard and soft landscape condition is to ensure suitable ground surfacing materials are utilised, and suitable soft landscape is implemented, in order to protect the character, appearance and visual amenities of the area. The general approach to hard and soft landscape, including the positioning of the new 'signature' tree, reflects planning permission PLAN/2018/1362.

03. A ground floor external works landscaping plan has been submitted which shows the use of an attractive, contemporary block paving material (Marshalls Drivesett Argent - Light) in order to achieve a granite look whilst representing a hardwearing alternative to natural Granite Setts. This plan also shows the use of a silver stone with grey flecks (Marshalls Callisto Granite), which also provides the hard-wearing yet attractive, contemporary quality of Granite. These finishes would be applied to pedestrian areas around the building with the Marshalls Callisto Granite finish used to demarcate both the 'main' and energy centre pedestrian entrances to the building.

04. The planting of a 'signature' tree is proposed close to the 'main' pedestrian entrance to the building, being a Lime tree with a 16-18cm girth and height of

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approximately 4 metres at planting. Tree pit details have also been submitted, which incorporate an urban aeration/irrigation system, rootball anchoring system and root barrier, to ensure the longevity of the new tree and ensure that a suitable rooting environment is provided without longer term damage to surrounding finished ground surfaces. The WBC Senior Arboricultural Officer has reviewed the proposed 'signature' tree species, planting size and tree pit details and comments that they are considered acceptable.

05. The submitted details are therefore considered to comply with the requirements of condition 06 of PLAN/2018/1362.

CONCLUSION

06. The details submitted are considered acceptable and would meet the requirements of the respective condition. The submitted details would also comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the DM Policies DPD (2016), SPD Design (2015) and Section 12 of the NPPF (2019). The details submitted are therefore recommended for approval as per in the recommendation below.

BACKGROUND PAPERS

Consultation response(s) from WBC Senior Arboricultural Officer

RECOMMENDATION

It is recommended that details submitted are **approved** as follows:

Condition 06 (Hard and soft landscape)

Details approved are:

- C1906-BMA-XX-00-DR-A-90-0501 Rev C3 (Ground Floor External Works Landscaping), dated 29.07.20 (rec'd by LPA on 05.10.2020);
- C1906-BMA-XX-00-DR-A-90-0503 Rev C1 (Ground Floor External Works Paving and Details), dated 10.12.20 (rec'd by LPA on 11.01.2021); and
- x2 Emails from Arjun Singh of HTA Design LLP (Agent) dated 04 and 11 January 2021 in respect of 'signature' tree species and planting size (rec'd by LPA on 04.01.2021 and 11.01.2021).

Note to applicant: The applicant is reminded that, notwithstanding the annotation on C1906-BMA-XX-00-DR-A-90-0501 Rev C3 (Ground Floor External Works Landscaping), the 'signature' tree is to be a Lime tree with a 16-18cm girth and height of approximately 4 metres at planting in line with the subsequent x2 emails from Arjun Singh of HTA Design LLP (Agent) dated 04 and 11 January 2021 in respect of 'signature' tree species and planting size.

Note to applicant: For the avoidance of any doubt the drawings listed are approved only in respect of condition 06. The approval of these drawings pursuant to condition 06 does not confirm the acceptance of any other changes to the approved development which these drawings may show and which are subject to pending non-material amendment application AMEND/2020/0051.