

23 FEBRUARY 2021 PLANNING COMMITTEE

6g

COND/2020/0139

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 17 (Construction Transport Management Plan (CTMP)) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Condition 17 of planning permission PLAN/2018/0337 relating to the Construction Transport Management Plan (CTMP).

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to the second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes and is due commence early next year. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

PLANNING HISTORY

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

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm

23 FEBRUARY 2021 PLANNING COMMITTEE

additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units.), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks the approval of details pursuant to Condition 17 (Construction Transport Management Plan (CTMP)) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is a Construction Transport Management Plan (CTMP). It covers matters including site set up, hours of work/deliveries, site access, contactor parking, wheel washing/road cleaning and use of Banksman. Following comments on an earlier version of the CTMP a revised CTMP has been received.

CONSULTATIONS

SCC County Highway Authority: Have reviewed the revised CTMP and confirm that it has been accepted. Any further traffic management requirements will be addressed as part of the hoarding application (*Officer note: As part of the hoarding extends onto the public highway the applicant/contractor is required obtain consent from SCC Highways, separately to any LPA approval which may be granted*).

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS18 – Transport and Accessibility

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 17.

23 FEBRUARY 2021 PLANNING COMMITTEE

2. The main points of the CTMP include:
- Specified Routeing of Construction Traffic – approach from the west of Sheerwater via Monument Road and Albert Drive, turning left into Devonshire Avenue and right into Dartmouth Avenue (and no use of other residential routes e.g. Bunyard Drive or Albert Drive past the school);
 - Use of Spencer Close (road to the rear of the row of garages between Dartmouth Avenue and Devonshire Avenue) for contractor parking which would be hoarded to enclose the contractor parking, to control access and enabling traffic marshalls to check surrounding road for contractor parking in undesignated locations;
 - Working hours - standard working hours specified with no deliveries during peak school drop off and pick up and out of hours working (except emergencies) subject to prior agreement;
 - Site access – being controlled by 2no. traffic marshalls at all times to control access and the manoeuvring of vehicles into and out of the site;
 - Deliveries – subject to booking system;
 - Condition survey of surrounding highways has been undertaken;
 - Speed limit of 5mph for all deliveries, use of Banksman for HGV movements into and out of the site, use of wheel washing/road cleaning and local community communication to inform them of up-coming activities, site progress and to deal with queries etc.

CONCLUSION

3. In light of the above information and the comments from the County Highway Authority, the details submitted are considered acceptable and would meet the requirements of Condition 17. The submitted details would also comply with Policy CS18 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0139

RECOMMENDATION

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

Details approved are:

- Revised Construction Transport Management Plan (CTMP) by Gilbert Ash, received on 04.02.2021;
- Construction Access Route (Swept path) (SHE-LE-HAD-XX-DR-CE-SK08) received on 30.10.2020;
- Construction Egress Route (Swept path) (SHE-LE-HAD-XX-DR-CE-SK08) received on 30.10.2020;
- Red Phase Route to Site plan by Gilbert Ash received on 30.10.2020;
- Site Access and Egress Plan (SHE-LE-HAD-XX-DR-CE-SK09) received on 30.10.2020; and
- Red Phase Site Hoarding Line plans: Week 1-30 (SHE-LE-HAD-XX-DR-CE-SK07 Rev B); Week 30-80 (SHE-LE-HAD-XX-DR-CE-SK07 Rev B) and Week 80-96 (SHE-LE-HAD-XX-DR-CE-SK07 Rev B); received on 04.02.2021

Notes to applicant: The applicant is advised that the permission of any neighbouring landowner is required before any site hoarding can be installed on land owned by others.

23 FEBRUARY 2021 PLANNING COMMITTEE

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.