

23 FEBRUARY 2021 PLANNING COMMITTEE

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COND/2020/0136

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Approval of details pursuant to Conditions 56 (alternative renewable energy technology), 57 (extract and ventilation equipment) and 58 (acoustic insulation and ventilation) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration relating to the Leisure Centre only.

APPLICANT: Pellikaan Construction

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for the Leisure Centre phase 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 Conditions 56 (alternative renewable energy technology), 57 (extract and ventilation equipment) and 58 (acoustic insulation and ventilation) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration relating to the Leisure Centre only.

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 Leisure Centre phase of the Sheerwater Regeneration. This phase relates to the Leisure Centre which is almost complete and is located within the grounds of Bishop David Brown School.

PLANNING HISTORY

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

PLAN/2018/0374 - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works),

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Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Conditions 56 (alternative renewable energy technology), 57 (extract and ventilation equipment) and 58 (acoustic insulation and ventilation) of planning permission PLAN/2018/0374 for the Sheerwater Regeneration relating to the Leisure Centre only.

Condition 56 – (alternative renewable energy technology)

As part of the planning application a ground source heat pump was proposed under the sports pitches. However due to the extent of the surface water drainage system under the pitches, air source heat pumps (ASHPs) and photovoltaic panels (PV) are now proposed.

Details of the ASHPs have been provided and in terms of noise they have also been included in the noise assessment report provided for Condition 58 below and Condition 89 (fixed plant) (COND/2019/0185).

Condition 57 – (extract and ventilation equipment)

This condition relates to the extract and ventilation equipment associated with the kitchen facilities in the building and plans and details of the proposed equipment are provided.

Condition 58 – (acoustic insulation and ventilation)

This condition relates to the acoustic insulation and ventilation of the leisure centre building relating to noise breakout. An assessment of noise is provided in the revised noise report 'Discharge of Acoustic Planning Conditions'. An Acoustic Design Review report has also been submitted.

CONSULTATIONS

WBC Environmental Health Officer: The additional information regarding Conditions 56 and 57 is noted. Activity noise is expected to have a low impact as measured at the nearest residential receptors based on the assumed activity noise levels as set out in the report, although it does not provide an indication of likely noise levels in the immediate vicinity of the leisure centre. The report notes that if the internal noise activity in the proposed spaces are expected to operate above the assumed levels then a further assessment would be required and noise limiters may be necessary to keep music at a certain level. There are no further concerns to raise on environmental health grounds.

Following the receipt of a revised noise assessment report the Environmental Health officer has advised that: Based on the conclusions of the revised Acoustic report, which takes into account night time noise and states there is no tonal noise equipment, there is no objection to the discharge of Conditions 58 and 89.

REPRESENTATIONS

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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

CS21 – Design

CS22 – Sustainable construction

DM Policies DPD

DM5 – Environmental Pollution

DM7 – Noise and Light Pollution

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Conditions 56, 57 and 58.

Condition 56 – (alternative renewable energy technology)

2. As part of the planning application, PLAN/2018/0374, a ground source heat pump was proposed under the sports pitches to provide the renewable energy technology for the leisure centre. However due to the extent of the surface water drainage system, 2no. air source heat pumps and photovoltaic panels (PV) are now proposed. The ASHPs will be located within the external plant room and the PV panels will be located on the roof of the leisure centre building.
3. The submitted noise report in relation to Condition 58 below and also Condition 89 (fixed plant) (COND/2019/0185) includes the consideration of the ASHPs in terms of noise impact. It is noteworthy that in terms of noise the revised noise report concludes that the proposed plant would result in a low impact to the nearest noise sensitive residential receptors.
4. Policy CS22 of the Woking Core Strategy requires developments such as leisure centres to reduce the total carbon emissions from the development by 10%. In this particular case the use of ASHPs and PVs would result in a 20% reduction in carbon emissions, thus significantly exceeding the policy requirements. The proposed alternative renewable energy technology in accordance with the submitted details is therefore considered to be acceptable and would comply with the requirements of the condition.

Condition 57 – (extract and ventilation equipment)

5. The leisure centre building includes a kitchen and dining room area which are for the sole use of Bishop David Brown School and also two other small servery/café areas internal to the leisure centre building. Details of the filters, ventilation systems and a roof plan showing the flues, have been provided with the application. The submitted details have been reviewed by the Council's Environmental Health Officer and no objections or concerns have been raised to the details submitted. The submitted details are therefore considered to comply with the requirements of the condition.

Condition 58 – (acoustic insulation and ventilation)

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6. A revised noise report has been submitted in relation to this condition and assesses the predicted noise levels from the likely internal activity within the leisure centre building. For completeness the revised noise report also includes the noise assessment for the plant/equipment (Condition 89) which also includes the ASHP units. The revised Plant Noise Impact Assessment report identifies the nearest noise-sensitive residential receptors as being Devonshire Avenue and the future development in the vicinity of Loder Close.
7. The revised noise report advises that the lowest typical measured background noise level is 41dB for the period covering the opening hours of the leisure centre (06:30-22:30 hours). The proposed plant noise is assessed in the report including proposed mitigation measures i.e. attenuators for air intake and exhausts. The report advises that with the mitigation measures the predicted noise levels from the proposed plant at the nearest noise sensitive residential receptors is 36dB which is 5dB below the background sound level indicating a low impact. Only the gas fired heating boilers to maintain temperature for the pool hall ventilation and pool water will be run overnight and the boilers are located internally in the main first floor plant room. The swimming pool air handling unit will also run overnight in night-time setback mode at reduced air volume and the fresh air and exhaust air ductwork incorporate attenuators. The revised report has assessed the night time noise from this plant and advised that it would be 3dB below the typical background noise level between 22:30 and 06:30 hours (34dB). The revised noise report concludes that the plant noise would have a low impact at the residential receptors.
8. Based on the assumed internal activity noise levels within the building and the building envelope constructions as detailed in the submitted Acoustic Design Review report, the predicted noise levels would be around 10-11dB below the background noise level. The applicant has advised that the building has been constructed in accordance with the details in the Acoustic Design Review report. A note to the applicant is included within the recommendation relating to the assumed internal activities.
9. The revised noise report advises that the cumulative noise impact of plant noise and internal noise breakout are not normally summed together because the standards by which they are assessed are not applicable to the other noise type. Nonetheless for comparison purposes the noise levels have been summed and the predicted combined noise level at the nearest noise sensitive receptors would be 37dB. This would be 4dB below the background noise level and therefore a low cumulative impact is expected at the nearest residential receptors which is considered to be acceptable. Having regard to the submitted information the Council's Environmental Health Officer raises no objection to the approval of the submitted details.

CONCLUSION

10. The details submitted are considered acceptable and would meet the requirements of Conditions 56, 57 and 58. The submitted details are also considered to comply with Policy CS21 of the Woking Core Strategy 2012, Policies DM5 and DM7 of the DM Policies DPD 2016 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0136

RECOMMENDATION

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

Condition 56 – (alternative renewable energy technology)

Details approved:

- Roof Plan (Roof Services Layout) by DiS (Drawing no. M/19/12/0074/BW1 Rev D) received on 26.11.2020;
- Roof Plan by Pozzoni (Drawing no. P4235_02_2002 Rev C4) insofar as it shows the position of the PV panels received on 12.01.2021;
- Leisure Centre Building Emissions Note by DiS received on 26.11.2020;
- Plan of ASHP by Lochinvar (Drawing no. SCDI.50002 Rev A) received on 26.11.2020;
- Technical Submission of ASHP by Lochinvar received on 26.11.2020;
- Thermal Comfort Report by Stroma (Ref: 08-19-79100 TC1) received on 26.11.2020 (**Note:** Except for the open times which are incorrectly noted in this report and are to be in accordance with Condition 113);
- Agent's cover note of details for submission received on 26.11.2020;
- Revised Discharge of Acoustic Planning Conditions Noise Assessment Report by MLM Group (Ref: 103331-MLM-ZZ-XX-RP-YA-0002 Revision C04 dated 25.01.2021) received on 26.01.2021; and
- Details contained in agent's email dated 11.01.2021.

Condition 57 – (extract and ventilation equipment)

Details approved:

- Details contained in agent's email received on 16.11.2020 (email dated 13.11.2020);
- Airguard Type 2 Baffle Filter technical details received on 16.11.2020;
- Kitchen Ventilation details received on 16.11.2020;
- Technical Details – Servery Areas Ventilation details by DiS Ltd received on 16.11.2020;
- Ventilation Flow Rate Calculations by Airedale Ventilation Services received on 16.11.2020;
- Plan of Kitchen Ventilation Canopies (Drawing no. AVS2059 Rev B) received on 16.11.2020;
- Roof Plan (Roof Services Layout) by DiS (Drawing no. M/19/12/0074/BW1 Rev D) received on 16.11.2020; and
- Elevations Plan by Pozzoni (Drawing no. P4235_02_0301 Rev F) received on 28.09.2020.

Condition 58 – (acoustic insulation and ventilation)

Details approved:

- Revised Discharge of Acoustic Planning Conditions Noise Assessment Report by MLM Group (Ref: 103331-MLM-ZZ-XX-RP-YA-0002 Revision C04 dated 25.01.2021) received on 26.01.2021;
- Roof Plan (Roof Services Layout) by DiS (Drawing no. M/19/12/0074/BW1 Rev D) received on 26.01.2021;
- Acoustic Design Review by MLM Group (Ref: 103331-MLM-ZZ-XX-RP-YA-0001 Revision C02 dated 02.09.2020) received on 11.01.2021;
- Details contained in agent's email dated 11.01.2021
- Details contained in agent's email dated 26.01.2021;

Notes to applicant: Condition 58 - If the internal activity noise levels in the proposed spaces are expected to or operate above the assumed levels then a further assessment and potential mitigation will be required and will require subsequent LPA approval.

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The applicant is advised that the development is required to be implemented in accordance with the approved details.