

16 MARCH 2021 PLANNING COMMITTEE

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COND/2021/0023

WARD: HO

LOCATION: Land At Sythwood Reserved For Bypass, Sythwood, Woking

PROPOSAL: Approval of details pursuant to Conditions 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

APPLICANT: Rutland Woking (Residential) Ltd

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

As the applicant is Rutland Woking (Residential) Ltd, 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 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- TPO/0028/2007
- Adjacent to Employment Area
- Flood Zone 1

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to a development which has been constructed at Sythwood, Woking, adjacent to the Salvation Army Community Church. The development comprises of 10no. units of managed residential accommodation and is complete.

PLANNING HISTORY

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

PLAN/2017/022 - Erection of 2no. detached three storey buildings comprising 10 units of managed residential accommodation (Class C2 Use), detached single storey bin and cycle store building and associated access, parking, landscaping and engineering works. Permitted 28.05.2019 subject to an Executive Undertaking.

PROPOSED DEVELOPMENT

16 MARCH 2021 PLANNING COMMITTEE

This conditions application seeks approval of details pursuant to Conditions 17 (hard surface finishes) and 18 (remediation validation/verification report) of planning permission PLAN/2017/0122.

Condition 17 (hard surface finishes) – The car park surface finish is Tobermore Hydropave Tegular permeable block paving – colour Bracken. The footpaths and paved areas are finished with Tobermore Mayfair flags - colour Silver.

Condition 18 (remediation validation/verification report) – A Remediation Verification Report has been submitted along with Geoshield Verification Reports of the installed gas membrane for the building.

CONSULTATIONS

WBC Contaminated Land Officer – Based on the information submitted the clean cover layer is considered suitable for use and the confirmation of the verifier that the gas membrane was installed correctly the condition can be discharged.

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

CS21 – Design

CS24 – Woking's Landscape and Townscape

Development Management Policies DPD 2016

DM5 – Environmental Pollution

DM8 – Land Contamination and Hazards

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Conditions 17 and 18.

Condition 17 (hard surface finishes)

2. As the development is complete, the surfaces have been installed and provide a high quality appearance and finish to the hard surfaced areas of the development. In addition to the specified surfaces, it is noted from a site visit that asphalt has been used for the footpath which extends from the footway along Sythwood, into the site and to the rear car park. The use of this material is also considered acceptable.

Condition 18 (remediation validation/verification report)

3. The submitted verification information relates to the imported soil for the communal garden and soft landscaping works, which is confirmed is suitable for its residential end use, and also the gas membrane installed in the buildings. The Council's Contaminated Land Officer has reviewed the information submitted and is satisfied with the submitted details.

CONCLUSION

16 MARCH 2021 PLANNING COMMITTEE

4. The details submitted are therefore considered to be acceptable and would meet the requirements of Conditions 17 and 18. The submitted details are also considered to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2021/0023

RECOMMENDATION

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

Condition 17 (hard surface finishes)

Details approved:

- The External Surface Materials schedule detailing the hard surface finishes received on 08.02.2021.
- Note: It is also noted that black asphalt has been used for the footpath around the building from Sythwood into the site and along the path within the car park area and the use of this material is also approved.

Condition 18 (remediation validation/verification report)

Details approved:

- Post Remediation Verification Investigation by Listers GEO (Report No. 19.02.015c dated January 2021) and received on 10.02.2021;
- GEOSHIELD Verification Report (PAG PO 3644 Sythwood Flats 001) received on 11.02.2021; and
- GEOSHIELD Verification Report (PAG PO 3644 Sythwood Flats 002) received on 11.02.2021.