

16 MARCH 2021 PLANNING COMMITTEE

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COND/2020/0185

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial Approval of details pursuant to Condition 57 (works within root protection area of trees) 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 partial approval of details pursuant to Condition 57 of planning permission PLAN/2018/0337 relating to works within the root protection areas of retained trees.

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 shortly. 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

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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 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 Partial Approval of details pursuant to Condition 57 (works within root protection area of trees) for phase Red only.

Submitted with the application is a series of cross section plans detailing the approved works where they fall within the root protection areas of the trees to be retained within the phase.

CONSULTATIONS

WBC Arboricultural Officer: The information provided is considered acceptable and should be complied with in full.

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

CS7 – Biodiversity and nature conservation

CS21 – Design

Development Management Policies DPD

DM2 – Trees and Landscaping

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 57.

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2. The works within the root protection areas of the retained trees, relate to the provision of footways, new surface treatments and minor alterations to levels to provide the new central open space to the western part of the phase and to provide new parking spaces to the eastern part of the phase. A series of cross section plans have been provided to show the proposed works within the root protection areas of the retained trees, including no-dig construction. These cross section plans have been reviewed by the Council's Arboricultural Officer who has advised that the submitted information is acceptable and should be complied with in full.

CONCLUSION

3. In light of the above information, the details submitted are considered acceptable and would meet the requirements of Condition 57. The submitted details would also comply with Policies CS7 and CS21 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0185

RECOMMENDATION

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

Details approved are:

- Section Arrangement – T29 G10 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1011 Rev P02) received on 08.02.2021;
- Section Arrangement – T5 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1001 Rev P01) received on 08.02.2021;
- Section Arrangement – T2 and T3 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1002 Rev P01) received on 18.02.2021;
- Section Arrangement – T7 and T8 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1003 Rev P01) received on 18.02.2021;
- Section Arrangement – T9 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1004 Rev P01) received on 18.02.2021; and
- Section Arrangement – T33 Root Protection Area (SHE-TRI-R0-00-SE-L-90-1005 Rev P01) received on 18.02.2021.

Notes to applicant:

The applicant is advised that if any further works are proposed/required within the RPA of any retained tree other than those works approved above, then further approval of the Local Planning Authority will be required pursuant to Condition 57 of PLAN/2018/0337.

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.