

## 16 MARCH 2021 PLANNING COMMITTEE

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COND/2020/0164

WARD: C

**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial Approval of details pursuant to Condition 54 (Arboricultural Information and Method Statement) 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 54 of planning permission PLAN/2018/0337 relating to arboricultural information and method statement.

### **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 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.

**COND/2020/0164** - Partial Approval of details pursuant to Condition 54 (i) (insofar as the details relate to **tree removal only**) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration. Approved by Planning Committee on 23.02.2021.

### **PROPOSED DEVELOPMENT**

This conditions application seeks the partial approval of details pursuant to Condition 54 (Arboricultural Information and Method Statement) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is an Arboricultural Method Statement and a series of plans showing the tree survey, retention of trees, tree protective fencing, tree pits and tree planting details.

### **CONSULTATIONS**

**WBC Arboricultural Officer:** In principle the information provided is acceptable, more detail will be required in relation to the demolition around T9 in relation to underground infrastructure e.g. foundations. Arboricultural supervision is required for all works within Root Protection Areas (RPAs) of trees, if any play equipment is to be installed in the RPA then further detail will be required to ensure it is undertaken in an arboriculturally sensitive manner and regular monthly monitoring reports should be provided to the LPA Tree Officer.

**WBC Arboricultural Officer (second response):** Generally the information is acceptable, although a minor change in relation to the works around T9 is required, the demolition should be supervised by the Arboricultural Consultant, paying special attention to the underground structures/foundations which should be retained if possible. The positioning of the fencing prior to demolition should be shown. All other minor details can be discussed and agreed at the pre-commencement meeting.

**WBC Arboricultural Officer (third response):** The information provided is considered acceptable.

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### **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

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

#### Development Management Policies DPD 2016

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 54.
2. The submitted Arboricultural Method Statement (AMS), details the specific measures to be adopted to ensure the protection of retained trees during the proposed development in accordance with the requirements of the condition. The AMS covers works such as, tree protection for retained trees, demolition, hard surface removal and removal of structures e.g. foundations of dwellings, fence posts etc., makes provision for a pre-commencement meeting with the Council's Arboricultural Officer, methods of construction for the provision of new hard surfaces within root protection areas (RPA's) of trees and specifies the works to be undertaken under Arboricultural Supervision (notwithstanding that any works with the RPAs are also required to be approved by the LPA pursuant to Condition 57 of the planning permission, application COND/2020/0185 also on this agenda).
3. Since the receipt of the Council's Arboricultural Officer's original comments, the AMS has been updated and further plans have been provided in relation to tree protective fencing and the proposed works including tree pit details for new tree planting in the highway and the soft landscaped areas. The Council's Arboricultural Officer has reviewed the information submitted, including the revisions and has advised that the information provided is considered acceptable.

### **CONCLUSION**

4. In light of the above information and the comments from the Council's Arboricultural Officer, the details submitted are considered acceptable and would meet the requirements of Condition 54. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and Policy DM2 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0164

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### **RECOMMENDATION**

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

Details approved are:

- Arboricultural Method Statement by Middlemarch Environmental (RT-MME-154318-01 Revision A) received on 08.02.2021;
- Tree Survey Plan Page 1 of 2 (C153540-01-01 Revision 00) received on 20.11.2020;
- Tree Survey Plan Page 2 of 2 (C153540-01-01 Revision 00) received on 20.11.2020;
- Tree Protection Plan Page 1 of 2 (C153540-01-02 Revision A) received on 01.03.2021;
- Tree Protection Plan Page 2 of 2 (C153540-01-02 Revision A) received on 01.03.2021;
- General Arrangement Level 00 Landscape and Public Realm (SHE-TRI-R0-00-PL-L-90-1001 Revision P06) received on 03.03.2021;
- General Arrangement Level 00 Planting Plan (SHE-TRI-R0-00-PL-L-90-1081 Revision P03) received on 08.02.2021;
- General Arrangement Level 01 Podium Landscape (SHE-TRI-R0-01-PL-L-90-1001 Revision P03) received on 08.02.2021;
- General Arrangement Tree Planting Plan (SHE-TRI-R0-00-PL-L-90-1071 Revision P03) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – within Adopted Highway Footway (SHE-TRI-R0-00-DT-L-90-1272 Revision P00) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – within areas of Soft Landscape (SHE-TRI-R0-00-DT-L-90-1271 Revision P00) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – within Adopted Highway Rain Garden (SHE-TRI-R0-00-DT-L-90-1273 Revision P01) received on 02.03.2021;
- Section Arrangement T29 G10 showing boundary enclosure (SHE-TRI-R0-00-SE-L-90-1011 P02) received on 02.03.2021; and
- Emails from applicant dated 01.03.2021 and 03.03.2021

### **Notes to applicant:**

With regard to the approved Tree Protection Fencing plans, the tree protection fencing shown to be installed for the last 3 months of the project on the plans shall be installed prior to any works commencing in these areas (this relates to trees T1-T3, T5, T7 and T8 and not trees T1-T7 as annotated on the plan).

Notwithstanding the details shown on the approved plans, the position of the tree protection fencing, shall be as shown on the tree protection plan approved pursuant to Condition 54 under reference COND/2020/0164.

As noted on the General Arrangement Level 00 Landscape and Public Realm plan the design details for the play equipment shown on the plans requires separate approval from the Local Planning Authority (LPA) under Condition 59 of PLAN/2018/0337. There shall be no implied approval for the positioning of the play equipment as shown on the approved General Arrangement Level 01 Podium Landscape plan.

The applicant is advised that if any changes to the approved plans are required as a result of compliance with any other planning condition or separate process e.g. S278 process, then further approval of the LPA may be required for details pursuant to this condition (e.g. if SCC (or any other body) require changes to the scheme to satisfy their requirements), as no other process overrides the planning process, in the same way the granting of planning permission or LPA approval does not override any other regulatory process or land ownership rights.

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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.