

16 MARCH 2021 PLANNING COMMITTEE

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COND/2020/0184

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial Approval of details pursuant to Condition 55 (Landscaping) 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 55 of planning permission PLAN/2018/0337 relating to landscaping.

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 additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or

16 MARCH 2021 PLANNING COMMITTEE

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 partial of details pursuant to Condition 55 (Landscaping) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

As series of landscaping, planting and tree planting plans have been provided for the phase along with cross sections of the tree pit details.

CONSULTATIONS

WBC Arboricultural Officer: The landscaping 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

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 55.

16 MARCH 2021 PLANNING COMMITTEE

2. The submitted plans include the landscaped areas at ground floor level and the first floor podium level and provide the following landscaping types, namely tree planting, shrub planting beds, perennial planting beds, grass/turf planting and rain gardens. The proposed landscaping details reflect the landscaping details as approved in the original planning permission under PLAN/2018/02337. As expected with a scheme of this size, some minor refinements are made, including the re-positioning of two new trees to be planted, so that they are no longer positioned under the canopies of retained trees and an additional shrub planting bed adjacent to the podium car park entrance. In terms of planting, 31no. new trees will be planted within the phase and for the other planting beds, the species mix will utilise the schedules approved in the original planning permission. Tree pit planting details are also provided for the new tree planting.
3. The Council's Arboricultural Officer advises that the landscaping detail submitted are acceptable.

CONCLUSION

4. In light of the above information the details submitted are considered acceptable and would meet the requirements of Condition 55. 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. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0184

RECOMMENDATION

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

Details approved are:

- General Arrangement Level 00 Landscape and Public Realm (SHE-TRI-R0-00-PL-L-90-1001 Rev P06) received on 03.03.2021;
- General Arrangement Level 00 Planting Plan (SHE-TRI-R0-00-PL-L-90-1081 Rev P03) received on 08.02.2021;
- General Arrangement Level 01 Podium Landscape (SHE-TRI-R0-01-PL-L-90-1001 Rev P03) received on 08.02.2021;
- General Arrangement Level 01 Planting Plan (SHE-TRI-R0-01-PL-L-90-1081 Rev P03) received on 08.02.2021;
- General Arrangement Tree Planting Plan (SHE-TRI-R0-00-PL-L-90-1071 Rev P03) received on 08.02.2021;
- Tree Pit and Tree Planting Detail – Within Adopted Highway Footway (SHE-TRI-R0-00-DT-L-90-1272 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 Rev P00) received on 08.02.2021;
- Tree Pit and Tree Planting Typical Detail – Within Adopted Highway Rain Garden (SHE-TRI-R0-00-DT-L-90-1273 P01) received on 02.03.2021;
- Boundary elevation with No. 1 St. Michaels Road (SHE-TRI-R0-00-SE-L-90-1012 P02) received on 08.02.2021;
- Section Arrangement T29 G10 showing boundary enclosure (SHE-TRI-R0-00-SE-L-90-1011 P02) received on 02.03.2021;
- Landscape Management Plan by Tri External Landscape Design LLP (SHE-TRI-R0-XX-RP-L0-90-1001 P02 dated February 2021) received on 08.02.2021; and

16 MARCH 2021 PLANNING COMMITTEE

- Emails from applicant dated 01.03.2021 and 03.03.2021.

Notes to applicant:

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.

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.

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.

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.