



## 20 JULY 2021 PLANNING COMMITTEE

### PLANNING HISTORY

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

COND/2021/0103 - Approval of details pursuant to conditions 03(e) (External Construction Detailing; Fencing and Means of Enclosure) and 17 (External lighting) (revised details to supersede those previously approved for both) of PLAN/2018/1362.

Elsewhere on this agenda

COND/2021/0098 - Approval of details pursuant to condition 29 (Contamination remediation validation report) of PLAN/2018/1362.

Elsewhere on this agenda

COND/2021/0020 - Approval of details pursuant to conditions 05 (details of gas kiosk), 14 (Energy centre delivery & service vehicle management plan), 23 (SuDS maintenance strategy) and 29 (Contamination remediation validation report) of PLAN/2018/1362.

Split decision (05.05.2021)

*(Officer Note: Details pursuant to conditions 05, 14 and 23 were approved. Details pursuant to condition 29 were not approved)*

COND/2021/0004 - Approval of details pursuant to condition 21 (Enhancement of Biodiversity) of PLAN/2018/1362.

Details approved (18.03.2021)

COND/2020/0157 - Approval of details pursuant to conditions 03(b) to 03(i) (inclusive) (Detailed design etc) of PLAN/2018/1362.

Details approved (22.12.2020)

COND/2020/0156 - Approval of details pursuant to conditions 16 (Equipment on Building Envelope) and 17 (External Lighting) of PLAN/2018/1362.

Details approved (05.01.2021)

COND/2020/0128 - Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362.

Details approved (03.02.2021)

COND/2020/0123 - Approval of details pursuant to conditions 03(a) (Building facades) and 04 (Material samples) of PLAN/2018/1362.

Details approved (09.11.2020)

AMEND/2020/0051 - Non-material amendment to PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West).

Non-material amendment permitted (29.01.2021)

COND/2019/0115 - Approval of details pursuant to conditions 27 (investigation and risk assessment) and 28 (remediation method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0113 - Approval of details pursuant to conditions 19 (tree protective

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measures / pre-commencement meeting) and 20 (detailed arboricultural method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0101 - Approval of details pursuant to condition 11 (Construction Transport Management Plan (CTMP)) of PLAN/2018/1362.

Details approved (20.08.2019)

COND/2019/0079 - Approval of details pursuant to condition 25 (Written environmental desktop study report) of PLAN/2018/1362.

Details approved (23.07.2019)

COND/2019/0073 - Approval of details pursuant to condition 26 (Contaminated land site investigations) of PLAN/2018/1362.

Details approved (09.07.2019)

PLAN/2018/1362 - Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West.

Permitted subject to conditions (22.03.2019)

### **CONSULTATIONS**

**Senior Environmental Health Officer (initial response dated 27.10.2020):**

Provided comments / requested some clarifications.

*(Officer Note: The Senior Environmental Health Officer (EHO) has been re-consulted following the amended information/clarifications submitted by the applicant on 16.06.2021. Any further comments received from the EHO will be updated prior to, or during, Planning Committee on 20 July)*

### **REPRESENTATIONS**

As this application seeks the approval of details pursuant to a condition attached to a planning permission there is no statutory requirement for neighbour notification.

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2019)

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS21 - Design

Development Management Policies Development Plan Document (DM Policies DPD) (2016)

DM7 - Noise and light pollution

### **PLANNING ISSUES**

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning condition.

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### Condition 15 (Acoustic insulation etc):

02. The purpose of condition 15 of PLAN/2018/1362 was to secure details of measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise and vibration (in particular arising from the energy centre (CHP)) to ensure that noise and vibration arising from the energy centre (CHP) use does not adversely affect the amenity of the surrounding area.
03. The applicant has submitted an external building fabric report; this report sets out measures including, inter alia, a specification for cladding systems and glazing, so as to achieve an appropriate noise environment for the second floor level office component of the proposed development.
04. An acoustic privacy and office areas internal partitioning report has also been submitted; this report sets out performance specifications for partitioning systems, suspended ceilings, void barriers, doors and other acoustically related items so as to achieve an appropriate noise environment for the office component of the proposed development.
05. A reflected ceiling plan first floor (i.e. the ceiling of the energy centre use) has been submitted detailing that internally the ceilings of the energy centre (CHP) will largely have an acoustic insulated ceiling with some areas of thermal and acoustic insulated ceiling.
06. A ground, mezzanine, first floor and roof combined building services report has been submitted, which has been amended (to 16 June 2021 revision) so as to address initial comments made by the Council's Senior Environmental Health Officer. This report sets out internal and external noise criteria, and identifies mitigation measures to ensure no adverse impact; these measures include that all plant will be fully isolated and attenuated as required (to be achieved by constructing the energy centre as a room-in-room construction and complying with the limiting levels). Mitigation measures for ductborne fan noise and vibration isolation are also detailed as well as acoustic specification for CHP engine(s) and CHP engine enclosure.
07. The Senior Environmental Health Officer (EHO) provided initial comments / requested some clarifications (by response dated 27.10.2020). The EHO has been re-consulted following the amended information/clarifications submitted by the applicant on 16.06.2021. Any further comments received from the EHO will be updated prior to, or during, Planning Committee on 20 July.

### **CONCLUSION**

08. Subject to any further comments from the EHO the details submitted are considered acceptable and would meet the requirements of the respective condition. The submitted details would also comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and Section 15 of the NPPF (2019). The details submitted are therefore recommended for approval as per the following recommendation.

### **BACKGROUND PAPERS**

Consultation response(s) from Senior Environmental Health Officer

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### RECOMMENDATION

It is recommended that detail(s) submitted are **approved** as follows:

Condition 15 (Acoustic insulation etc):

Detail(s) approved are:

- The Power Station, Poole Road, Woking - Ground, Mezzanine, First Floor and Roof Combined Building Services Report (Ref: 25330/CBS1) (36pp), dated 16 June 2021 by Hann Tucker Associates (rec'd by LPA 16.06.2021)
- Applicant response to EHO comments, undated and unnumbered (1pp) (rec'd by LPA 16.06.2021)
- The Power Station, Poole Road, Woking - External Building Fabric Report (Ref: 25330/EBF2) (10pp), dated 18 July 2019 by Hann Tucker Associates (rec'd by LPA 16.09.2020)
- The Power Station, Poole Road, Woking - Acoustic Privacy and Office Areas Internal Partitioning Report (Ref: 25330/APR1) (17pp), dated 19 July 2019 by Hann Tucker Associates (rec'd by LPA 16.09.2020)
- C1906-BMA-XX-01-DR-A-35-0101-P5 (Reflected Ceiling Plan First Floor), dated 27.01.20 (rec'd by LPA 16.09.2020)