

20 JULY 2021 PLANNING COMMITTEE

6j **COND/2021/0103** **WARD: C**

LOCATION: **Nos.9 - 13 Poole Road & sections of Poole Road, Goldsworth Road & Church Street West, Woking, Surrey, GU21 6DY**

PROPOSAL: **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 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).**

APPLICANT: **Galliford Try** **OFFICER: Benjamin Bailey**

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for construction of the development on behalf of a Thamesway group company, 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.

PROPOSED DEVELOPMENT

This conditions application seeks 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.

PLANNING STATUS

- Urban Area
- Woking Town Centre (Partial) / Adjacent to Woking Town Centre (Partial)
- Employment Area (Partial) (Butts Road/Poole Road)
- High Density Residential Area (Partial)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

Approve details submitted.

SITE DESCRIPTION

The main part of the site (i.e. other than to provide below ground infrastructure works below vehicular carriageways etc) is located on the corner of Poole Road and Butts Road on the edge of Woking Town Centre and within the Butts Road/Poole Road Employment Area. This main part of the site is presently the subject of advancing construction works to provide the energy centre (including office floorspace), x3 thermal store vessels and ancillary infrastructure structures permitted under PLAN/2018/1362.

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PLANNING HISTORY

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

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/2020/0127 - Approval of details pursuant to condition 15 (Acoustic insulation etc) of PLAN/2018/1362.

Elsewhere on this agenda

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

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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

None undertaken

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Woking Core Strategy (2012)

CS21 - Design

Supplementary Planning Document

Design (2015)

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 conditions.

Condition 03(e) (External Construction Detailing; Fencing and Means of Enclosure):

02. Details pursuant to condition 03(e) (External Construction Detailing; Fencing and Means of Enclosure) were previously approved under COND/2020/0157 although the applicant now seeks to supersede the previously approved details for those submitted under this present COND application.

03. It is proposed to provide a total of x7 fixed bollards (circa 0.9m in height) around the entrance to the office component of the building (i.e. the entrance in

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the north-west corner); x5 of these would be 'conventional' (i.e. unlit) bollards and x2 would be lighting bollards, which would be located either side of the main pedestrian 'thoroughfare' into the building entrance; it is highly material that the x2 lighting bollards were previously approved in these positions under COND/2020/0156. Six 'conventional' fixed bollards were previously approved to the south (i.e. rear) of the x5 office parking spaces; now a lower number of x5 fixed bollards are proposed in this location in total, x3 of which would be lighting bollards, which would be located centrally and to the end bays. Two additional fixed bollards are now also proposed between the gas kiosk enclosure and the western fencing (i.e. within the enclosed energy centre car park / servicing area). The lighting bollard housings would all be aluminium and finished in a graphite colour and thus have a 'crisp' contemporary appearance appropriate to the approved development; the lighting bollards, as with the 'conventional' bollards, would be at low level (circa 0.9m in height).

04. The fencing around the energy centre car park/servicing area remains in the same positions, and of the same height and design, as previously approved under COND/2020/0157, albeit an additional access gate is now proposed in the north-west corner.
05. Overall the changes to fencing and means of enclosure are considered to be relatively minor in the context of the approved development, and in comparison to the previously approved details (ref: COND/2020/0157). They would result in a visually acceptable development and therefore are considered to be acceptable.

Condition 17 (External lighting):

06. Details pursuant to condition 17 (External lighting) were previously approved under COND/2020/0156 although the applicant now seeks to supersede the previously approved details for those submitted under this present COND application.
07. There are two changes to the previously approved details in respect of external lighting. The first is the omission of a previously approved pole top LED luminaire to the south (i.e. rear) of the x5 office parking spaces and its replacement with x3 lighting bollards. This is considered to represent an, albeit minor, visual improvement in comparison to the previously approved details as, although more numerous, the x3 lighting bollards would be of a lower height (i.e. circa 0.9m high) than the previously approved pole top LED luminaire (6m) and thus result in less visual 'cluttering' around the thermal storage vessels. Two in-ground uplights are also proposed close to part of the western (i.e. front) elevation of the building; these would complement those uplights previously approved to the thermal storage vessels.
08. The other elements of external lighting remain unchanged from the details previously approved under COND/2020/0156 and, although these elements are therefore not for re-consideration as part of the present COND application, for the avoidance of any doubt, these include:
 - x2 pole top LED luminaires (6m high) to energy centre car park;
 - Wall mounted LED luminaires above exits (a fire/building safety requirement);
 - x4 in-ground uplights to each thermal storage vessel;
 - x2 lighting bollards outside the office entrance to the building;

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- x4 uplighters to canopy outside the office entrance to the building (i.e. below the canopy); and
 - x3 lighting bollards to corners of soft landscape area in north-west corner.
09. The specified in-ground uplights have a very narrow (10°) optic and as such the lighting is highly focused on the area of the building elevation to be lit, this was also the case with the previously approved uplights to the thermal storage vessels. At a bollard height of 1m, light levels from the specified lighting bollards would reduce to 2.2 lux at a distance of 3.5m and to 0.3 lux at a distance of 5.5m. The closest residential properties to the site are ground floor level flats within Spectrum House to the north-west, on the opposite side of Poole Road. Given these levels of external lighting, combined with separation (in excess of 20m), no harm would arise to the residential amenity of flats within Spectrum House.
10. Overall the changes to external lighting are considered to be relatively minor in the context of the approved development, and in comparison to the previously approved details (ref: COND/2020/0156). They would result in an acceptable development and therefore are considered to be acceptable.

CONCLUSION

11. The details submitted are considered acceptable and would meet the requirements of the respective conditions. The submitted details would also comply with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and Section 12 of the NPPF (2019). The details submitted are therefore recommended for approval as per the following recommendation.

BACKGROUND PAPERS

None

RECOMMENDATION

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

Condition 03(e) (External Construction Detailing; Fencing and Means of Enclosure):

Detail(s) approved are:

- Bollards & Fencing Metal Works (C1906-BMA-XX-00-DR-A-81-503-C13), dated 20.04.21 (rec'd by LPA 07.06.2021)

Condition 17 (External lighting):

Detail(s) approved are:

- Reflected Ceiling Plan Ground Floor (C1906-BMA-XX-00-DR-A-35-0100-C10), dated 28.05.21 (rec'd by LPA 07.06.2021)
- The Energy Centre Poole Road, Woking - Energy Centre Works Luminaire Schedule, prepared by Hulley & Kirkwood, dated October 2020 (79pp) (rec'd by LPA 07.06.2021)