

20 JULY 2021 PLANNING COMMITTEE

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COND/2021/0091

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 33 (decommissioning and commissioning of roads) for Phase 1c (Copper) only of planning permission PLAN/2018/0374 for the Sheerwater Regeneration.

APPLICANT: Life Build Solutions Limited

OFFICER: Brooke Bounague

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Copper 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 33 of planning permission PLAN/2018/0374 relating to decommissioning and commissioning of roads for **phase 1c (Copper) only**.

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 third phase of the residential development for the Sheerwater Regeneration. This phase is located mostly on the site of the former athletics track which has been replaced at Hoe Valley School, Mayford and also includes some of the area to the west of the track and a small section of the car park serving the existing community facilities. The phase abuts the Basingstoke Canal to the north and the Bishop David Brown school sports pitches to the east. Vehicular access into the phase would be by Spencer Close.

PLANNING HISTORY

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

PLAN/2018/0374 - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase

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1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 33 of planning permission PLAN/2018/0374 relating to decommissioning and commissioning of roads for **phase 1c (Copper) only**.

No roads are to be decommissioned in this phase.

CONSULTATIONS

County Highway Authority: The Highway Authority are satisfied that this condition can be discharged.

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification and no neighbour representations have been received.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS18 – Transport and accessibility

PLANNING ISSUES

1. The only issue to consider is whether the submitted details are considered acceptable to comply with the requirements of Condition 33.
2. The submitted plan shows that no roads are to be decommissioned with phase 1c (Copper). The County Highway Authority have reviewed the submitted details and are satisfied with the details.

CONCLUSION

3. The details submitted are considered acceptable and would meet the requirements of Condition 33. The submitted details would also comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF and are therefore recommended for approval as detailed below.

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BACKGROUND PAPERS

File - COND/2021/0091

RECOMMENDATION

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

Details approved:

- HTA_P1_00_DR_9110 Rev 8 (revised plan of Phase 1c (Copper) with annotation showing no roads are to be decommissioned in this phase) received by the Local Planning Authority on 08.07.2021

Note to applicant: The applicant is advised that the approved details relate to phase 1c (Copper) 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.