

20 JULY 2021 PLANNING COMMITTEE

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COND/2021/0051

WARD: C

LOCATION: Land Next To Bishop David Brown School, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 16 (Construction and Environmental Management Plan (CEMP)) and 17 (Construction Transport Management Plan (CTMP)) for the Leisure Centre Car Park phase only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Pellikaan

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for the Leisure Centre phase 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 Conditions 16 (Construction and Environmental Management Plan (CEMP)) and 17 (Construction Transport Management Plan (CTMP)) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

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 Leisure Centre car park of the Sheerwater Regeneration. The Leisure Centre building itself is almost complete and is located within the grounds of Bishop David Brown School. The Leisure Centre building and sports pitches were granted permission under PLAN/2018/0374, but this conditions application relates to the car park which was included in planning permission PLAN/2018/0337.

PLANNING HISTORY

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

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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 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 approval of details pursuant to Conditions 16 (Construction and Environmental Management Plan (CEMP)) and 17 (Construction Transport Management Plan (CTMP)) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

A Construction and Environmental Management Plan (CEMP) and a Construction Transport Management Plan (CTMP) have been submitted with this application.

CONSULTATIONS

SCC County Highway Authority: Satisfied with the revised CTMP the condition can be discharged.

WBC Contaminated Land Officer response: No comments regarding historical contaminated land and controls are in place to prevent contamination during construction and asbestos surveys have been completed for the buildings to be demolished.

WBC Environmental Health Officer: [Following comments on an earlier version of the CEMP] no further comments are made.

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 none have been received.

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RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and Nature Conservation

CS9 – Flooding and water management

CS18 – Transport and accessibility

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

DM5 – Environment Pollution

DM8 – Land Contamination and Hazards

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Conditions 16 and 17.
2. In respect of Condition 16 (CEMP), the submitted CEMP covers all construction matters including hours of working, dust management, measures to minimise/mitigate construction impacts and site set up details. The submitted CEMP follows that previously approved for the earlier Leisure Centre/sports pitches phase. The Council's Environmental Health Officer and Contaminated Land Officer are both satisfied with the details submitted.
3. For Condition 17 (CTMP) a revised CTMP has been submitted to address the earlier comments of the County Highway Authority. The CTMP covers matters such as hours of working and delivery (prohibiting larger delivery vehicles during school drop off and pick up), construction traffic routing and other traffic management matters. The County Highway Authority has reviewed the revised CTMP and advises that it is acceptable.

CONCLUSION

4. In light of the above assessment, the details submitted are considered acceptable and would meet the requirements of Conditions 16 and 17. The submitted details are also considered to comply with Policies CS7 and CS21 of the Woking Core Strategy 2012, Policies DM2, DM5 and DM8 of the DM Policies DPD and the NPPF. The details are recommended for approval as noted below.

BACKGROUND PAPERS

File - COND/2021/0051

RECOMMENDATION

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

Condition 16 (Construction and Environmental Management Plan (CEMP))

Details approved:

- Revised Construction and Environmental Management Plan by Pellikaan Construction (Version 02 dated 23.04.2021) received on 26.04.2021;
- Site set up plan received on 26.04.2021;
- Dust Management Plan by MLM Group (ref 776642-MLM-ZZ-XX-RP-J-0001 Rev C01) received on 26.04.2021;

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- Email from agent dated 26.04.2021

Condition 17 (Construction Transport Management Plan (CTMP))

Details approved:

- Revised Construction Transport Management Plan (CTMP) by Mode Transport Planning (ref J325615 V 1.2 dated 25.06.2021) received on 25.06.2021.

Notes to applicant: The applicant is advised that the approved details relate to the leisure phase (Leisure Centre car park) 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.

The applicant is advised that the development is required to be implemented in accordance with the approved details.