

20 JULY 2021 PLANNING COMMITTEE

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COND/2021/0104

WARD: C

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

PROPOSAL: Partial approval of details pursuant to Condition 96 (external lighting) for the Leisure Centre Car Park 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 Condition 96 (external lighting) 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:

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

20 JULY 2021 PLANNING COMMITTEE

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 Condition 96 (external lighting) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Submitted with the application is a plan showing the position of the lighting columns, light spillage, height and design of lighting columns and specification of the proposed lights. A second plan showing the position and details of the proposed lighting has also been received.

CONSULTATIONS

WBC Environmental Health Officer: There are no adverse comments.

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.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and Nature Conservation

CS21 – Design

Development Management Policies DPD 2016

DM5 – Environment Pollution

DM7 – Noise and Light Pollution

20 JULY 2021 PLANNING COMMITTEE

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Condition 96.
2. External lighting plans have been provided showing the position of the proposed lighting columns which would be 5 metres in height. The number and height of the lighting columns is considered appropriate for this site serving a leisure centre and school car park within the urban area. The lighting columns would be coloured black. The lights would utilise LEDs and the lights would have a warmer spectral range of 3000K which is considered suitable for bats. The light spillage is also shown on the plan and the 0.5 and 1 lux contours mostly follow the rear-most edge of the gardens of the dwellings fronting Devonshire Avenue, with a further minor incursion of the 0.5 lux contour to a small section of the rear-most part of one of the gardens. The Council's Environmental Health Officer has raised no objection to the proposed details.
3. The applicant has also advised that the external lighting will be controlled by photocell and timer. It should be noted that Condition 97 of PLAN/2018/0337 states that any external lighting to the car park of the leisure centre shall not be used between the hours of 10.45pm and 6.15am.

CONCLUSION

4. In light of the above assessment, the details submitted are considered acceptable and would meet the requirements of Condition 96. The submitted details are also considered to comply with Policies CS7 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM7 of the DM Policies DPD and the NPPF. The details are recommended for approval as noted below.

BACKGROUND PAPERS

File - COND/2021/0104

RECOMMENDATION

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

Details approved:

- Revised Lighting Plan (showing light spillage and lighting specification details) by Holophane (P173-834-[DID]) received on 28.06.2021;
- External lighting plan (BB-BO-XX-ES-E-00001 Rev C03A) received on 07.07.21; and
- Email received from applicants lighting consultant dated 29.06.2021 relating to the colour of the lighting columns and the use of photocell and timer [**Note: the timings details in the email are incorrect and are not approved as the timings are controlled by Condition 97 of PLAN/2018/0337 and the timings are correctly shown on the external lighting plan approved above**].

Notes to applicant: The applicant is advised that Condition 97 of PLAN/2018/0337 controls the hours of use of the external lighting in the car park of the leisure centre and the approved lighting shall only be used in accordance with Condition 97.

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.

20 JULY 2021 PLANNING COMMITTEE

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