

## 7 SEPTEMBER 2021 PLANNING COMMITTEE

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COND/2021/0144

WARD: HV

**LOCATION:** Former Ian Allan Motors, 63 - 65 High Street & Copthorne, Priors Croft, Old Woking, Woking, Surrey, GU22 9LN

**PROPOSAL:** Approval of details pursuant to conditions 14(a-e incl.) (sustainable transport matters), 21 (remediation validation report), 24 (flood warning and management), 27 (SuDS maintenance and management), 28 (SuDS verification report) and 35 (screening to Hale Lodge from the roof terrace) of PLAN/2020/0304 dated 10.06.2020 (Erection of a 48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures), comprising 45 x 1 bed units and 3 x 2 bed units, with communal kitchen, living room, dining room and salon facilities, mobility scooter charging ports, staff break out areas and offices, and associated bin storage, access, x25 parking spaces and landscaping. Associated demolition of dwelling at Copthorne, Priors Croft).

**APPLICANT:** Woking Borough Council

**OFFICER:** Benjamin Bailey

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### **REASON FOR REFERRAL TO COMMITTEE**

The applicant is Woking Borough Council. Advice from Legal Services is that applications for the approval of details pursuant to conditions must be referred to the Planning Committee for determination because the Development Manager Scheme of Delegation (at 1.d) precludes applications (except for non-material amendments and minor material amendments, which this application is not) from being determined under delegated powers where the applicant is, inter alia, Woking Borough Council.

### **PROPOSED DEVELOPMENT**

This conditions application seeks approval of details pursuant to conditions 14(a-e incl.) (sustainable transport matters), 21 (remediation validation report), 24 (flood warning and management), 27 (SuDS maintenance and management), 28 (SuDS verification report) and 35 (screening to Hale Lodge from the roof terrace) of PLAN/2020/0304.

### **PLANNING STATUS**

- Urban Area
- Adjacent to Grade II Statutory Listed Building (Hale Lodge, No.61 High Street)
- Proximity of Locally Listed Building (Shackleford House, Nos.71-73 High Street)
- Area of High Archaeological Potential (AHAP)
- Flood Zones 1, 2 and 3 ( Each Partial)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

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### **RECOMMENDATION**

**Approve** details submitted pursuant to:

- Condition 14 - Sustainable transport matters and
- Condition 35 - Screening to Hale Lodge from the roof terrace

and

**Delegate powers** to the Development Manager (and, in their absence, to the Deputy Development Manager) to approve details pursuant to the following conditions, subject to a positive consultation response first being received from the relevant WBC technical consultee (stated in brackets):

- Condition 21 - Remediation validation report (Contaminated Land Officer);
- Condition 24 - Flood warning and management (Drainage & Flood Risk Team);
- Condition 27 - SuDS maintenance and management (Drainage & Flood Risk Team); and
- Condition 28 - SuDS verification report (Drainage & Flood Risk Team).

### **SITE DESCRIPTION**

The site is situated in the Urban Area, between High Street and Priors Croft in Old Woking and comprises the former Ian Allan Motors site and the former adjacent dwelling of Copthorne (both since demolished). Site works are nearing completion to construct the permitted x48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures) with associated access, x25 parking spaces and landscaping.

### **PLANNING HISTORY**

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

COND/2021/0058 - Approval of details pursuant to conditions 17 (plant equipment noise), 18 (ventilation odour control), 19 (external lighting) and 32 (photovoltaic panels) of PLAN/2020/0304.

Details approved pursuant to conditions (30.06.2021)

AMEND/2021/0017 - Non-material amendment to PLAN/2020/0304.

Non-material amendment permitted (05.07.2021)

COND/2020/0121 - Approval of details pursuant to conditions 04 (External materials), 05 (Landscaping), 07 (Biodiversity enhancement), 16 (Acoustic design), 19 (External lighting), 30 (Water efficiency), 32 (Photovoltaic details) and 37 (Aerials etc) of PLAN/2020/0304.

Split decision (06.11.2020)

*(Officer Note: Details pursuant to conditions 04, 05, 07, 16 and 30 were approved. Details pursuant to conditions 19 and 32 were not approved)*

AMEND/2020/0049 - Non-material amendment to PLAN/2020/0304.

Non-material amendment permitted (09.10.2020)

COND/2020/0078 - Approval of details pursuant to conditions 12 (CTMP), 23 (Boundary wall void opening details) and 26 (Surface water construction drawings etc) of PLAN/2020/0304.

Details approved pursuant to conditions 12, 23 and 26 (29.07.2020)

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PLAN/2020/0304 - Erection of a 48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures), comprising 45 x 1 bed units and 3 x 2 bed units, with communal kitchen, living room, dining room and salon facilities, mobility scooter charging ports, staff break out areas and offices, and associated bin storage, access, x25 parking spaces and landscaping. Associated demolition of dwelling at Copthorne, Priors Croft. Permitted subject to conditions and Chief Executive Undertaking (10.06.2020)

### **CONSULTATIONS**

**County Highway Authority (CHA) (Surrey County Council):** Having looked at the details submitted to discharge Condition 14 a-e, the Highway Authority are satisfied that this can be discharged.

**Drainage & Flood Risk Team (WBC):** Consultation response(s) awaited; any response(s) received prior will be reported at Planning Committee.

**Contaminated Land Officer (WBC):** I have reviewed the CPL ground gas verification report G200801 11/4/21. The independent verifier was R Carter whom is a CL:AIRE qualified person. One visit revealed failures due to tears etc (ref. G200801) these were noted to have been repaired on the following visit (Ref. 200801-004). I believe that some limited soft landscaping is still to be verified and therefore on a PARTIAL discharge of 21 of PLAN/2020/0304 is recommended at the present time. The applicant will need to submit evidence that suitable soils were used in the soft landscape areas.

### **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) (20 July 2021):

Section 9 - Promoting sustainable transport

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS9 - Flooding and water management

CS16 - Infrastructure delivery

CS18 - Transport and accessibility

CS21 - Design

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

DM8 - Land contamination and hazards

Supplementary Planning Documents (SPD's):

Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2018)

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### 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 14 (a-e incl.) - Sustainable transport matters:

02. The purpose of condition 14 is to secure details of:
- (a) The secure, covered parking of a minimum of 14 bicycles within the development site;
  - (b) Facilities within the development site for cyclists to change into and out of cyclist equipment/shower;
  - (c) Facilities within the development site for cyclists to store cyclist equipment;
  - (d) The improvement of the bus stops located outside the Crown and Anchor Pub; and
  - (e) Information to be provided to residents / staff / visitors regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs

and their ongoing retention in accordance with details as may be approved. The reason for condition 14 is to encourage modes of travel other than the private car. This condition was recommended by the County Highway Authority (CHA) (Surrey County Council) in their consultation response to the planning application.

03. The details submitted pursuant to condition 14(a) (cycle parking) include a proposed site plan and a hard and soft landscape GA (general arrangement) plan (ground floor level), both of which show the provision of a cycle shelter location within the north of the site (close to Priors Croft). Detailed plans and elevations of this cycle shelter have also been submitted showing that it would provide a roof (i.e. is covered) and x7 cycle stands, thus providing x14 secure cycle spaces (i.e. x2 cycles per stand).

04. The details submitted pursuant to both condition 14(b) and (c) (facilities for cyclists to change into and out of cyclist equipment/shower and for cyclists to store cyclist equipment) include room data sheets of the following relevant rooms:

- 0021.0 - Care Lobby;
- 0021.2 - Care WC/Shower;
- 0021.3 - Care Staff Office;
- 0040.0 - Staff Room; and
- 0040.1 - Staff WC/Shower

and interior views of the following rooms:

- Staff Room; and
- Care Facility.

05. It is clear from the submitted details that facilities provided internally within the preceding relevant rooms within the development, including shower rooms and lockers, will be available for cyclists to change into and out of cyclist equipment/shower and for cyclists to store cyclist equipment.

06. The details submitted pursuant to condition 14(d) (bus stop improvements)

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include details of works to be undertaken to improve the 'Crown and Anchor' bus stops, located along High Street to the east (i.e. the closest bus stops to the site). The eastbound stop (on the northern side of the High Street carriageway) would be provided with a longer 'bus stop' road marking (to deter on-street parking in the vicinity of the stop) and new kerbing to allow for mobility access (together with footway resurfacing). The initially envisaged bus stop benches are no longer proposed because a Stage 2 Road Safety Audit concluded that "*pedestrians, especially the visually impaired, using the footway and passing the bus stops, may not observe the proposed benches and be at risk of walking into / conflict with the benches, as they are unlikely to be conspicuous, especially in dark conditions*".

07. The details submitted pursuant to condition 14(e) (information to be provided to residents / staff / visitors regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs) is a 4pp leaflet titled 'In and Around Hale End Court: Local Transport Options & Amenities'; this leaflet contains contact details for the Bustler bus dial-a-ride service, local bus stops and bus routes, local taxi company contact details and local day-to-day amenities including a Sainsbury's supermarket, McColl's newsagent and local doctors surgeries. Details of the local 'Planet Trails' cycle routes are included, as are contact details for Enterprise car club (which has car club cars based in Woking Town Centre). A plan of the on-site parking facilities is also included, setting out the location of cycle parking, electric vehicle (EV) charging bays, disabled parking bays and standard parking bays.
08. The County Highway Authority (CHA) (Surrey County Council) are satisfied with the details submitted pursuant to condition 14. Overall the submitted details are considered to comply with the requirements of condition 14 of PLAN/2020/0304.

### Condition 21 - Remediation validation report:

09. The purpose of condition 21 is to secure evidence to demonstrate that the residential building and soft landscaping area(s) are suitable for use (in respect of mitigation from contaminated land/ground gases). This condition was recommended by the Council's Contaminated Land Officer in their consultation response to the planning application. In respect of the permitted development contaminated land/ground gas protection measures to the residential building consist of the RC (reinforced concrete) slab and a gas resistant membrane. The details submitted in respect of the residential building are a ground gas protection validation report, which sets out a record of independent inspection, by a suitably qualified and experienced person, of the ground gas protection measures undertaken/installed at the site, including photographic evidence of their installation. Data sheets and technical drawings of the relevant ground gas protection measures installed/undertaken are also included within the report.
10. The Council's Contaminated Land Officer comments that "*I have reviewed the CPL ground gas verification report G200801 11/4/21. The independent verifier was R Carter whom is a CL:AIRE qualified person. One visit revealed failures due to tears etc (ref. G200801) these were noted to have been repaired on the following visit (Ref. 200801-004). I believe that some limited soft landscaping is still to be verified and therefore on a PARTIAL discharge of 21 of PLAN/2020/0304 is recommended at the present time. The applicant will need to submit evidence that suitable soils were used in the soft landscape areas.*"

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11. Due to the timing of on-site works the soft landscaping area(s) have, at the time of this report, not yet been completed and thus soils to these areas cannot yet be verified; details in that respect have therefore yet to be submitted to the Local Planning Authority. The Planning Committee is therefore requested to delegate powers for the approval of details pursuant to condition 21 to the Development Manager (and, in their absence, to the Deputy Development Manager), subject to a positive consultation response first being received from the Council's Contaminated Land Officer. In the event that the outstanding details are submitted to the Local Planning Authority, and are able to be reviewed by the Council's Contaminated Land Officer prior to 7 September, an update will be provided at Planning Committee.

### Condition 24 - Flood warning and management:

12. The purpose of condition 24 is to secure a detailed flood warning and management strategy for the occupants of the development. This condition was recommended by the Council's Drainage & Flood Risk team in their consultation response to the planning application. As of the preparation of this report details pursuant to condition 24 are yet to be submitted to the Local Planning Authority. The Planning Committee is therefore requested to delegate powers for the approval of details pursuant to condition 24 to the Development Manager (and, in their absence, to the Deputy Development Manager), subject to a positive consultation response first being received from the Council's Drainage & Flood Risk Team. In the event that the outstanding details are submitted to the Local Planning Authority, and are able to be reviewed by the Council's Drainage & Flood Risk Team prior to 7 September, an update will be provided at Planning Committee.

### Condition 27 - SuDS maintenance and management:

13. The purpose of condition 27 is to secure a SuDS (sustainable drainage) maintenance and management plan, including ongoing inspection, management and maintenance of the SuDS, in accordance with the plan. This condition was recommended by the Council's Drainage & Flood Risk team in their consultation response to the planning application.
14. The details submitted consist of a drainage maintenance plan, which sets out general maintenance requirements, operation and maintenance requirements for pervious hardstanding, operation and maintenance requirements for attenuation tanks, operation and maintenance requirements for flow controls, a maintenance schedule for the green roofs and a blank SuDS maintenance log template to be used to record monitoring and maintenance activities.
15. As of the preparation of this report a consultation response from the Council's Drainage & Flood Risk Team is awaited; the Planning Committee is therefore requested to delegate powers for the approval of details pursuant to condition 27 to the Development Manager (and, in their absence, to the Deputy Development Manager), subject to a positive consultation response first being received from the Council's Drainage & Flood Risk Team. In the event that the Council's Drainage & Flood Risk Team provide a consultation response prior to 7 September, an update will be provided at Planning Committee.

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### Condition 28 - SuDS verification report:

16. The purpose of condition 28 is to secure a SuDS (sustainable drainage) verification report to demonstrate that the approved SuDS construction details and specifications have been implemented in accordance with the approved SuDS scheme. This condition was recommended by the Council's Drainage & Flood Risk team in their consultation response to the planning application.
17. The details submitted consist of a sustainable drainage verification report which states that the surface water drainage scheme has been installed in accordance with the approved design information, with this being demonstrated through construction phase photographs provided within the report. The report also identifies that the connections to the surface water sewer in Priors Croft have been completed successfully and the Thames Water completion certificates are provided within the report. Data sheets for pertinent elements of the SuDS scheme are provided within the report and an updated MicroDrainage Windes output is provided to demonstrate that the installed vortex flow controls comply with the design information approved under ref: COND/2020/0078. Data sheets for the installed green roofs are also provided within the report.
18. As of the preparation of this report a consultation response from the Council's Drainage & Flood Risk Team is awaited; the Planning Committee is therefore requested to delegate powers for the approval of details pursuant to condition 28 to the Development Manager (and, in their absence, to the Deputy Development Manager), subject to a positive consultation response first being received from the Council's Drainage & Flood Risk Team. In the event that the Council's Drainage & Flood Risk Team provide a consultation response prior to 7 September, an update will be provided at Planning Committee.

### Condition 35 - Screening to Hale Lodge from the roof terrace:

19. The purpose of condition 35 is to secure details, and implementation and permanent retention, of screening of the first floor level roof terrace and roof terrace escape stair to Hale Lodge (No.61 High Street).
20. The details submitted are landscape drawings which show that three raised planters (ref: PL4) would be positioned along the closest (western) edge of the parapet of the first floor roof terrace; the positioning of these raised planters would prevent users of the roof terrace from sitting/standing close to the parapet (i.e. the roof edge), and thus prevent more 'downward' views towards Hale Lodge. The three planters would all be backed with an integrated timber trellis, up to 1.8m in height above the finished floor level of the roof terrace, which would be planted with climbing plants (Clematis fragrant oberon 'Hutbron' - evergreen but fully hardy) in order to filter views towards Hale Lodge. The external escape stair from the first floor roof terrace would only be used in an emergency situation, and therefore users of the roof terrace would not have non-emergency access to the stair nor would they 'linger' on the stair whilst using it. The screen to the escape stair (diamond ferruled stainless steel rope) would act as planting support; Late Dutch honeysuckle (deciduous), Henry's honeysuckle and Clematis 'Apple Blossom' (both evergreen) would be trained to climb up the stair screen / planting support with the diamond ferruled nature of the steel rope providing space for the developing shoots and facilitating

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twining of plants around the rope.

21. Overall the submitted details are considered to be visually acceptable and to safeguard adjoining Hale Lodge from significant harmful impact by reason of potential loss of privacy due to the first floor roof terrace and associated escape stair; the submitted details therefore comply with the requirements of condition 35 of PLAN/2020/0304.

### **CONCLUSION**

22. The details submitted pursuant to conditions 14 and 35 are considered acceptable and would meet the requirements of the respective conditions. Subject to positive consultation responses being received from the Council's Contaminated Land Officer and Drainage & Flood Risk Team the details submitted pursuant to conditions 21, 24, 27 and 28 would be acceptable and would meet the requirements of the respective conditions. Subject to the preceding provisions the submitted details would comply with Policies CS9, CS16, CS18 and CS21 of the Woking Core Strategy (2012), Policy DM8 of the Development Management Policies DPD (2016), SPD's Design (2015), Outlook, Amenity, Privacy and Daylight (2008) and Parking Standards (2018) and Sections 9, 14 and 15 of the NPPF (2021):

### **BACKGROUND PAPERS**

Consultation response from County Highway Authority (CHA) (Surrey County Council)

Consultation response from Contaminated Land Officer (WBC)

### **RECOMMENDATION**

It is recommended that the details submitted are **approved** as follows:

#### Condition 14 - Sustainable transport matters:

Detail(s) approved are:

- OWIL01-HNW-ZZ-ZZ-DR-A-2100 Rev P15 (Site Plan As Proposed), dated 13.03.2020
- OWIL01-LLD-V4-00-DR-L-0100 Rev P22 (Hard and Soft Landscape GA Ground Floor Plan), dated 17.03.21
- OWIL01-LLD-ZZ-00-DR-L-0310 Rev P01 (Cycle Shelter), dated 19.06.20
- OWIL01-HNW-ZZ-00-DR-A-3562 Rev C00 (Interior View - Staff Room), dated 18.06.2021
- OWIL01-HNW-ZZ-00-DR-A-3563 Rev C00 (Interior View - Care Facility), dated 18.06.2021
- OWIL01-HNW-ZZ-00-DR-A-4147 Rev C03 (Room Data Sheet - 0021.0 - Care Lobby), dated 18.06.2021
- OWIL01-HNW-ZZ-00-DR-A-4148 Rev C01 (Room Data Sheet - 0021.2 Care WC/Shower), dated 30.04.2021
- OWIL01-HNW-ZZ-00-DR-A-4149 Rev C03 (Room Data Sheet - Care Staff Office), dated 18.06.2021
- OWIL01-HNW-ZZ-00-DR-A-4160 Rev C04 (Room Data Sheet - 0040.0 - Staff Room), dated 18.06.2021
- OWIL01-HNW-ZZ-00-DR-A-4161 Rev C02 (Room Data Sheet - 0040.1 - Staff WC/Shower), dated 16.06.2021
- OWIL01-RGP-XX-XX-DR-D-0259 Rev P03 (Highway Works Bus Stop



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- Alteration Works), dated 12.02.21
- OWIL01-RGP-XX-XX-DR-D-0261 Rev P01 (Highway Works Bus Stop - Proposed Contours), dated 08.06.21
- In and Around Hale End Court: Local Transport Options & Amenities (4pp) (all rec'd by LPA 21.07.2021)

### Condition 35 - Screening to Hale Lodge from the roof terrace:

Detail(s) approved are:

- OWIL01-LLD-V4-01-DR-L-0101 Rev P13 (Hard and Soft Landscape GA First Floor Roof Area), dated 12.07.20 (rec'd by LPA 21.07.21)
- OWIL01-LLD-V4-00-DR-L-020 Rev P02 (Roof Terrace Screening), dated 02.08.21 (rec'd by LPA 18.08.21)

It is also recommended that the Planning Committee:

**Delegate powers** to the Development Manager (and, in their absence, to the Deputy Development Manager) to approve details pursuant to the following conditions, subject to a positive consultation response first being received from the relevant WBC technical consultee (stated in brackets):

- Condition 21 - Remediation validation report (Contaminated Land Officer);
- Condition 24 - Flood warning and management (Drainage & Flood Risk Team);
- Condition 27 - SuDS maintenance and management (Drainage & Flood Risk Team); and
- Condition 28 - SuDS verification report (Drainage & Flood Risk Team).