

12 May 2016

**Planning Applications Committee  
Update**

Item No.	App no. and site address	Report Recommendation
4 Page 11	15/0720 - Brook Green and Tiny Brook	REFUSE
<p><u>UPDATE</u></p> <p>None.</p>		
5 Page 27	16/0133 – Buckstone Farm, Windlesham	Grant
<p><u>UPDATE</u></p> <p>One further letter of representation was received on 26<sup>th</sup> April from an objector who had already responded to the application. The issues raised are as follows:</p> <ul style="list-style-type: none"> <li>• New proposal will hardly make any difference and will only be approximately 9cms lower than present fence <i>[Officer comment: This is incorrect, the fence is currently 2.1m in height and will be reduced to a maximum of 1.6m]</i></li> <li>• Laris Farm fence sits at the top of a grassy bank and is an entirely different situation <i>[Officer comment: The fence is proposed to be the same height from the ground as Laris Farm’s fence, see paragraph 7.4.3 of the Officer’s Report for further information]</i></li> <li>• Mr Rix suggests the fence should be between 1m and 1.2m high which would have general support <i>[Officer comment: This is incorrect, Mr Rix agreed that a fence the same height of the old fence would be acceptable upon visiting the site. In his response he said I think that is 1m-1.2m from memory. He did not say that it should be this height and has seen the old fence still in place]</i></li> <li>• Lower fence would have the result that this important listed building would no longer be obscured from the road <i>[Officer comment: It is not considered that the reduction in height of the fence would obscure the building from the road, as the building can clearly be seen with the old fence in place, and in any case if this application is refused the old fence could be retained]</i></li> </ul>		
6 Page 41	16/0202 – The Mall, The Square, Camberley	Grant
<p><u>UPDATE</u></p> <p>None</p>		
7 Page 55	16/0156 – 12-16 Park Street, Camberley	Grant
<p><u>UPDATE</u></p> <p>Additional/amended details have been received from the applicant including:</p> <ul style="list-style-type: none"> <li>• Amended layout of the unit;</li> <li>• Promotional information concerning the future occupying company, Fairweather Golf;</li> </ul>		

- Letter from the letting agency confirming the level of interest in this property since it has been marketed; and
- Marketing reports and brochures.

The applicant had requested this information (except the marketing reports and brochures) to be forwarded to members of the Planning Applications Committee which has been arranged separately through the Committee team.

The amended layout of the unit has been required to fit the use around the existing pillars within the ground floor unit. This has necessitated the moving of the booths closer towards the front of the unit and the siting of one of these booths would effectively block the transparent shop “window” fronting London Road, necessitating the proposed change to Condition 2 below. The change to the layout drawing necessitates the proposed change to Condition 3 below.

The information from Fairweather Golf provides an overview of the proposed use includes the technology which would be provided for coaching and golfing sessions.

The letter from Lambert Smith Hampton (the letting agents) confirms that letting for the site began in 2007 and has been difficult (for which there has been no success) for a number of reasons including the economic downturn (which delayed the construction of the development until 2011) and its peripheral location (with demand for restaurants taken first by more central sites such as the Atrium). The current proposal would lead to the filling of the unit (Unit 1) which could serve as a catalyst for the remaining empty units (Units 2-5) of this block.

The marketing reports (in the form of summary reports for 2011, 2012, 2014 and 2015) show the range of operators which were contacted (principally for uses within Classes A1, A2, A3 and A4) and the lack of progress with those negotiations. Four marketing brochures have been provided.

The applicant has also provided their previous objections to applications for changes of use from retail to restaurant uses for Atrium units (fronting Park Street), which have now been filled, because of the adverse effect on the letting of their units.

An application SU/16/0399 to allow a greater range of uses of “retail” (i.e. within Classes A1-A5) uses for Units 2-5 has been submitted.

As this application would provide a new (replacement) planning permission for the development approved under SU/10/0537 and now built, conditions to ensure that the details reserved by conditions under this permission that have been approved [Conditions 4, 8 & 11 of SU/10/0537] and need to be retained and conditions limiting the approved development (as a whole) [Conditions 7 and 12 of SU/10/0537] are proposed to be added.

#### **CHANGE TO CONDITIONS:**

**2.** The glazing at ground floor level for Unit 1 fronting Park Street shall be maintained as transparent glazing (without vinyls) and either provide views into the unit and/or maintain a window display area to the satisfaction of the Local Planning Authority.

Reason: To retain an active frontage to the retail parade and to enhance the vitality and viability of Camberley Town Centre and comply with Policies CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policies TC2, TC3 and TC5 of the Camberley Town Centre Action Area Plan 2014 and the National Planning Policy Framework.

**3.** The proposed development shall be built in accordance with the following approved plans: 148301 Rev. G received on 17 February 2016 and FW5905/01 received on 28 April 2016,

unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

**ADDITIONAL CONDITIONS:**

4. Details of drainage, refuse and cycle storage approved under Conditions 4, 8 and 11 of planning permission SU/10/0537 shall be retained unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure that visual and residential amenities are not prejudiced and to ensure a satisfactory development is retained and to accord with Policies CP2, DM9 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. Before each subsequent occupation of the premises, the subject of the application, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented in accordance with the details to be submitted and thereafter retained and/or developed to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in recognition of PPG 13 “Transport” and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No self-contained accommodation or ancillary accommodation in the form of a caretakers/managers/staff flat for the hotel shall be created within the development hereby permitted without prior planning permission being granted.

Reason: To ensure that the integrity of the Special Protection Area is not prejudiced as a result of the development and to accord with Policies CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the National Planning Policy Framework.

8 Page 65	16/0192 – Unit 1, 12-16 Park Street, Camberley	Grant
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UPDATE

As per the proposed change for Condition 2 of SU/16/0156, the proposed Condition 2 is proposed to be similarly changed.

**CHANGE TO CONDITION:**

2. The glazing at ground floor level fronting Park Street shall be maintained as transparent glazing (without vinyls) and either provide views into the unit and/or maintain a window display area to the satisfaction of the Local Planning Authority.

Reason: To retain an active frontage to the retail parade and to enhance the vitality and viability of Camberley Town Centre and comply with Policies CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policies TC2, TC3 and TC5 of the Camberley Town Centre Action Area Plan 2014 and the National Planning Policy Framework.

9 Page 72	16/0191 – Unit 1, 12-16 Park Street, Camberley	Grant
<p><u>UPDATE</u></p> <p>None.</p>		
10 Page 81	15/1123 – 9 Crofters Close, Deepcut	Grant
<p><u>UPDATE</u></p> <p>Amend informative 1 as follows:</p> <p>In respect of condition 4 the applicant is advised that the development hereby approved shall only be used for private ancillary purposes for the personal enjoyment of the occupiers of the host dwellinghouse and its use is limited to those specified in the application, in addition to its use as a home office. There shall be no commercial use of the building and the building shall not be used to support any commercial activity. For the avoidance of doubt primary living accommodation comprising bedroom's, bedspaces, overnight accommodation, bathrooms, shower facilities, W.C's or kitchen facilities are not permitted within the development hereby approved.</p>		
11 Page 93	16/0274 – Heatherbank, 11 Church Hill, Camberley	Grant
<p><u>UPDATE</u></p> <p>None.</p>		
12	<p>Tree Preservation Order 04/15 This matter has been withdrawn from the agenda as objector has their objection to the Order. Consequently the Confirmation of the Order does not require Committee consideration.</p>	