

24 August 2017

**Planning Applications Committee  
Update**

Item No.	App no. and site address	Report Recommendation
4 Page 17	16/1207 Windlemere Golf Course, Windlesham Road, West End	GRANT subject to conditions and SAMM/SANG  If recommendation accepted referral to SoS required

**UPDATE**

An email has been received from the applicant querying the footprint figures quoted in Paragraph 7.4.3 of the committee report. The case officer can confirm that the figures are correct. The existing building footprint figure of 523 sq. m omits the existing storage buildings of 172 sq. now to be retained, so that a direct comparison can be made against the proposed dwellings which will replace them to assess if they have a greater impact on the openness of the Green Belt.

The applicant also expressed concern that insufficient weight and consideration has been given to the removal of the driving range and high powered lighting system. The case officer considers that this has been addressed in Para 7.14.9 of the committee report.

5 Page 57	17/0317 Camberley Heath Golf Club, Golf Drive, Camberley	GRANT subject to conditions
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**UPDATE**

The Council's Viability Consultant has confirmed that in order to ascertain whether the total sales value of £8,395,000 of the proposed apartments arrived at by the applicant within Section 10 the submitted viability appraisal (and c.21% higher than the valuation from Knight Frank LLP within the Appendix F of the appraisal) were reasonable value assumptions, a desktop research of property values using property search engines Rightmove, Zoopla and similar sources to review local market indications for properties (both re-sale and new build as available) was undertaken.

This considered current / recent asking prices and where available sold prices in the locality within a 1/2-mile radius of the site and included the four new-build properties on Heathlands Drive (formally ancillary buildings within the golf club grounds) approved under 13/0100, which sold in June 2015 for between £1,195,000 - £1,269,000. These properties are five bedroom detached dwellings of circa 320m<sup>2</sup>, considerably larger than the subject scheme which proposes 2 & 3 bedroom apartments of between c. 102m<sup>2</sup> - 151m<sup>2</sup>.

Notwithstanding this, the Council's Viability Consultant has calculated the £/m<sup>2</sup> values of these properties which shows that the achieved sales values of the Heathland Drive properties equated to approximately £3,700/m<sup>2</sup>, which is considerably lower than the assumed values for the proposed apartments at c.£5,650/m<sup>2</sup>. Therefore, the assumed sales values are considered by the Council's Viability Consultant to be well placed and representative of the unique site characteristics.

6 Page 87	17/0367 Chobham Club, 50 Windsor Road, Chobham	GRANT subject to conditions
<p><b><u>UPDATE</u></b></p> <p>The Environmental Health Officer has confirmed that the details of the sound proof barrier are acceptable, stating that the barrier proposed achieves Category B3 performance which is normally required for roads and motorways so will be good at reducing sound levels. Condition 6 proposed requires the sound proof barrier to be installed in accordance with these details.</p> <p>The SAMM payment in respect of the two residential flats has also been received.</p> <p>One additional letter of objection has been received which raises the following issues:</p> <ul style="list-style-type: none"> <li>- The clubhouse would be invasive to the street scene if the hedge was removed <i>[Officer comment: The hedge is not proposed to be removed and this is discussed further in section 7.4 of the report]</i></li> <li>- Building will dominate the street scene in Windsor Road close to Grade II listed building <i>[Officer comment: The Heritage Officer has not raised concern with regard to the impact on the listed building. Character is discussed in section 7.4 of the report]</i></li> <li>- Parking in the area is a constant problem particularly with the rugby club, and cadet facility which has no parking, and there is insufficient parking proposed <i>[Officer comment: Discussed in section 7.6 of the report]</i></li> <li>- Car park is full with overspill at times and additional street parking would be a hazard <i>[Officer comment: Discussed in Section 7.6 of the report]</i></li> <li>- Is it not possible for the entrance to be off the main road <i>[Officer comment: The Committee must consider the application as proposed]</i></li> <li>- Site is neglected and in a state of disrepair <i>[Officer comment: Noted however redevelopment is likely to improve the situation in this respect]</i></li> </ul>		
7 Page 113	17/0504 Land at former Sparks Garage, 2 London Road, Camberley	GRANT subject to conditions
<p><b><u>UPDATE</u></b></p> <p>The applicant has provided a further plan to show the visibility splays can be suitably achieved for the new access, which the County Highway Authority have confirmed is satisfactory. As such, Condition 3 is proposed to be amended as follows:</p> <p>3. The development hereby approved shall not be first occupied unless and until the proposed vehicular/pedestrian access has been constructed and provided with visibility zones in accordance with Plan SG-116 Rev A received 24.8.17 and thereafter the visibility zones shall be kept permanently clear of any obstruction above 1.05m high.</p>		
8 Page 133	17/0503 Land at former Sparks Garage, 2 London Road, Camberley	GRANT subject to amendment of application description
<p><b><u>UPDATE</u></b></p> <p>The Council's Arboricultural Officer has not objected, subject to a condition (Condition 3 which was already proposed). The Drainage Officer has stated that some minor revisions will be required to the submitted drainage details but is satisfied that these can be secured through the existing drainage condition on the outline permission. (Condition 15 of 17/0504 above).</p>		

Although the County Highway Authority did not object to the landscaping and boundary fence in terms of the access to Pear Tree Court, the applicant has provided a revised landscaping plan to set back the fence in this location, to ensure the visibility from that access is not compromised. As such, condition 1 is proposed to be amended as follows to reflect the new plan:

The proposed development shall be built in accordance with the following approved plans:

- SG-102 Rev A Ground and First Floor floorplans received 28.7.17
- SG-103 Rev A Second floor and Roof plans received 28.7.17
- SG-119 Elevation plans received 31.7.17
- SG-111 Refuse Store received 2.6.17
- SG-107 Cycle store received 25.7.17
- SG-112 Rev A Sections received 28.7.17
- SG-109 Rev C Proposed indicative soft landscaping plan received 24.8.17

And boundary treatments as shown on the following plans:

- SG-104 Rev B Elevation plans received 24.8.17
- SG-114 Rev A Elevation plans received 28.7.17

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

9 Page 175	17/0307 Rosebank Nurseries, Chertsey Road, Chobham	GRANT subject to conditions and SAMM/SANG
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**UPDATE**

Condition 2 to be updated to read:

2. The proposed development shall be built in accordance with the following approved plans: 11, 12, 13, 14, 21, 22, 23, 24, 31, 32, 33, 34, 35, 41, 42, 43, 44, 51, 52, 53, 54, 1001 and 1003, 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.

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