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25 April 2016

To: The Members of the **Planning Applications Committee**  
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman), David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Rebecca Jennings-Evans, Katia Malcaus Cooper, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

**In accordance with the Substitute Protocol at Part 4 of the Constitution, Members who are unable to attend this meeting should give their apologies and arrange for one of the appointed substitutes, as listed below, to attend. Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors Dan Adams, Rodney Bates, Ruth Hutchinson, Paul Ilnicki, Max Nelson and Adrian Page

#### Site Visits

**Members of the Planning Applications Committee may make a request for a site visit. Requests in writing, explaining the reason for the request, must be made to the Development Manager and copied to the Executive Head - Regulatory and the Democratic Services Officer by 4pm on the Thursday preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Thursday, 12 May 2016 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

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#### AGENDA

	Pages
<b>1 Apologies for Absence</b>	
<b>2 Minutes</b>	<b>3 - 10</b>

To confirm and sign the non-exempt minutes of the meeting held on 7 April 2016.

### **3 Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

#### **Human Rights Statement**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

#### **Planning Applications**

<b>4</b>	<b>Application Number: 15/0720 - Brook Green and Tiny Brook Waverley Close, Camberley GU15 1JH</b>	<b>11 - 26</b>
<b>5</b>	<b>Application Number: 16/0133 - Buckstone Farm, Windlesham Road, Chobham, Woking GU24 8SW</b>	<b>27 - 40</b>
<b>6</b>	<b>Application Number: 16/0202 - The Mall, The Square, Camberley GU15 3SL</b>	<b>41 - 54</b>
<b>7</b>	<b>Application Number: 16/0156 - 12-16 Park Street, Camberley GU15 3PL and 191 London Road, Camberley, GU15 3EY</b>	<b>55 - 64</b>
<b>8</b>	<b>Application Number: 16/0192 - Unit 1, 12-16 Park Street, Camberley GU15 3PL and 191 London Road, Camberley GU15 3EY</b>	<b>65 - 72</b>
<b>9</b>	<b>Application Number: 16/0191 - Unit 1, 12-16 Park Street, Camberley GU15 3PL and 191 London Road, Camberley GU15 3EY</b>	<b>73 - 80</b>
<b>10</b>	<b>Application Number: 15/1123 - 9 Crofters Close, Deepcut, Camberley GU16 6GH</b>	<b>81 - 92</b>
<b>11</b>	<b>Application Number: 16/0274 - Heatherbank Cottage, 11 Church Hill, Camberley GU15 2HA</b>	<b>93 - 102</b>
<b>12</b>	<b>Tree Preservation Order: 04/15 - 12 Streets Heath, West End GU24 9QY</b>	<b>103 - 112</b>

#### **Glossary**

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 7 April 2016**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr David Mansfield (Vice Chairman)

+ Cllr David Allen	+ Cllr Katia Malcaus Cooper
+ Cllr Richard Brooks	+ Cllr Robin Perry
- Cllr Nick Chambers	+ Cllr Ian Sams
+ Cllr Mrs Vivienne Chapman	+ Cllr Conrad Sturt
- Cllr Colin Dougan	+ Cllr Pat Tedder
- Cllr Surinder Gandhum	+ Cllr Victoria Wheeler
+ Cllr Rebecca Jennings-Evans	+ Cllr Valerie White

+ Present  
- Apologies for absence presented

Substitutes: Cllr Paul Ilnicki (In place of Cllr Colin Dougan)

In Attendance: Michelle Fielder, Jonathan Partington, Andrew Crawford and Gareth John.

**52/P Minutes**

The minutes of the meeting held on 7 March 2016 were confirmed and signed by the Chairman.

**53/P Application Number: 15/1043 - 34 Curley Hill Road, Lightwater GU18 5YH**

This application was for conversion of garage to habitable space, erection of a two storey rear extension following demolition of existing extension and conversion of roof space to provide habitable space. (Amended Plans Rec'd 11/02/2016), (Additional information received 17/2/16)

This application would normally have been determined under the Council's Scheme of Delegation, however, at the request of a local ward councillor it had been called in for determination by the Planning Applications Committee.

The Committee noted that a letter of objection had been sent to all Members prior to the meeting and were advised of the following update:

1. *The letter of complaint referred to has been dealt with as a stage one complaint and a response issued on 15 March 2016.*
2. *The matter of the missing consultee response from Windlesham Parish has been investigated by the Technical Services Team Leader who advises that only one response has been received (dated 4/3/2016) and this is publically available.*
3. *There are 9 letters of objection to the proposal and two letters of support. The Parish Council comments are reported as an objection at paragraph 5.2 of the committee report in line with Council procedures.*

4. *The summary of objections in the committee report at 6.3 should include a reference to the proposal's impact on the privacy of No.32 as this was raised in a letter of objection rec'd 24/2/2016. This omission does not, however, affect the validity of the officer assessment as the proposal's impact on the privacy of the occupiers of No.32 is considered in full in the committee report.*
5. *Appendix 2 – repeats a list of applications the author considers comparable to the current application. However, as Members are aware, each application has to be assessed on its own merits. Moreover, amenity considerations are site specific and as such just because an extension was considered to be harmful in one location does not mean that the same extension would be harmful in another. In addition, officers are of the opinion that none of the applications listed as being 'comparable' are materially similar to the current application.*
6. *The comments made in respect of para 7.3.7 are noted, however the officer's assessment is considered appropriate.*
7. *The comments made in respect of para 7.4.3 are noted – for the avoidance of doubt this para refers to the side elevation facing the shared boundary with No.32. With regards to Appendix 3 – the diagrams and details provided are noted, however the two storey element of the extension is set a minimum of 4.3m from the shared boundary with No.32 and this, as set out in the officer's report, is considered acceptable.*
8. *The comments made in respect of para 7.4.4 and Appendix 5 are noted. It should be noted that while a document titled 'sun survey' was submitted with the previous application this was not a full survey or report, however*
9. *With regards to concerns about the impact of the proposal on a bedroom window, the reports cite existing windows on the rear elevation. In addition, the visibility of a proposal is not indicative that it would be harmful.*
10. *With regards to the comments about Para 7.5.3 – the impact on an un-adopted road is not a material consideration and is a private matter.*
11. *The format of the committee report and the citation and reference of national and local policies is in accordance with Council procedures and follows that of all other reports prepared for consideration by the Planning Applications Committee. The Committee Report is considered to address all material considerations and policy constraints.*

*It is noted that the wording of proposed **condition 6** could be more specific and as such it is recommended that this is **amended** as detailed below:*

6. *Other than for the first floor terrace shown to front elevation of the development hereby approved (above the ground floor cloak, hallway, re-treat/media room), the roof areas of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of planning permission from the Local Planning Authority.*

*Reason: To ensure that the development does not affect the amenity of existing properties by overlooking in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.*



*It is also recommended that permitted development rights for further extension or alterations to the property be removed. An **additional condition (10)** is proposed below:*

10. *Notwithstanding the provisions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order updating or re-enacting) there shall be no further extensions or alterations to the dwelling.*

*Reason: To ensure a satisfactory form of development in the interests of character and amenity and to comply with Policy DM9 of the Core Strategy and Management Policies 2012, the Lightwater Village Design Statement and the NPPF.*

Members expressed concerns in relation to the proposed development in that it was considered an overdevelopment, overbearing, out of character with surrounding properties, loss of amenities to neighbouring properties, including loss of sunlight and the size/bulk of the proposed building.

The officers had recommended that the application be approved. However, after consideration, the Members felt that the application should be refused due to the size and bulk of the property proposed and it being out of character with surrounding properties.

**Resolved that application 15/1043 be refused on the grounds of size, bulk and character.**

#### **Note 1**

It was noted, for the record, that Councillors Rebecca Jennings-Evans and Valerie White had received written and e-mailed correspondence on the application and had been present at a presentation given to Windlesham Parish Council.

#### **Note 2**

As the application triggered the Council's Public Speaking Scheme, Mr Michael Dornan spoke in objection.

#### **Note 3**

There was no proposer or seconder on the officer's recommendation to approve the application with conditions, as amended.

#### **Note 4**

Voting in favour of the recommendation to approve the application:

Councillor Richard Brooks.

Voting against the recommendation to approve the application:

Councillors David Allen, Mrs Vivienne Chapman, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

#### **Note 5**

The recommendation to refuse the application was proposed by Councillor Rebecca Jennings-Evans and seconded by Councillor Valerie White.

#### **Note 6**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors David Allen, Richard Brooks, Mrs Vivienne Chapman, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

#### **54/P Application Number: 15/1100 - Hawk Farm, Church Lane, Bisley, Woking, GU24 9EA**

This application was for the retention of two storey rear extension, single storey rear extension to garage and alterations to the garage roof; and, installation of a flue to the main roof at the rear.

The application would normally have been determined under the Council's Scheme of Delegation, however, at the request of Councillor Mansfield it had been called in for determination by the Planning Applications Committee.

Members were advised of the following update:

*Correction to paragraph 7.6.1 – The development is not CIL liable. Therefore, delete informative 1 on page 40.*

**Resolved that application 15/1100 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

#### **Note 1**

It was noted for the record that Councillor Richard Brooks had been lobbied by the applicants and that Councillor David Mansfield had attended a number of meetings of the Parish Council at which the application had been addressed, but had observed only.

#### **Note 2**

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Conrad Sturt.

**Note 3**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Mrs Vivienne Chapman, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, and Valerie White.

Voting against the recommendation to approve the application:

Councillors David Mansfield and Victoria Wheeler.

**55/P Application Number: 77/0405/3 - Hawk Farm, Church Lane, Bisley, Woking GU24 9EA**

This application was for the Non Material Amendment to planning permission SU/77/0405 (erection of a nursery manager's dwelling and garage) to allow the repositioning of windows, altered location for the front door and canopy.

This application would normally be determined under the Council's Scheme of Delegation, however, at the request of Councillor Mansfield it has been called in for determination by the Planning Applications Committee.

**Resolved that application 77/0405/3 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor Richard Brooks had been lobbied by the applicants and that Councillor David Mansfield had attended a number of meetings of the Parish Council at which the application had been addressed, but had observed only.

**Note 2**

The recommendation to approve the application was proposed by Councillor Conrad Sturt and seconded by Councillor Richard Brooks.

**Note 3**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Mrs Vivienne Chapman, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, and Valerie White.

Voting against the recommendation to approve the application:

Councillors David Mansfield and Victoria Wheeler.

**56/P Application Number: 16/0055 - 7 Tekels Way, Camberley GU15 1HX**

This application was for erection of a single storey detached building with flat roof in rear garden to be used as an annexe to main dwelling. (Amended plans rec'd 03/03/16).

This application would normally be determined under the Council's Scheme of Delegation, however, at the request of a local ward councillor it has been called in for determination by the Planning Applications Committee.

Members were advised of the following update:

*It has been brought to officers' attention that the GIS map on page 59 of the committee papers incorrectly defines the application site and does not extend to its full depth.*

*A proposed **amendment to condition 4** is detailed below:*

4. *The development hereby approved shall be occupied only as residential accommodation ancillary to the use of the dwelling currently known as 7 Tekels Way and shall not be used as an independent residential unit or business premises (other than as a home office for the sole use of the occupiers of 7 Tekels Way).*

*Reason: To ensure that the dwelling remains in single family occupation and does not give rise to harmful impacts upon the Thames Basin Heaths Special Protection Area, infrastructure, character, amenity or parking provision in accordance with Policies DM9, CP11, CP12 and CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.*

Members expressed concern that the permissions proposed would not sufficiently prevent subletting or subdivision in the future. To further strengthen the conditions recommended by the officers, it was proposed that the following additional conditions be incorporated:

- (i) No subletting or subdivision, with usage limited to those ancillary purposes for 7 Tekels Way only; and
- (ii) Further Class E permitted development rights be removed.

**Resolved that application 16/0055 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory, with the inclusion of the following additional conditions:**

- (i) No subletting or subdivision, with usage limited to those ancillary purposes for 7 Tekels Way only; and**
- (ii) Further Class E permitted development rights be removed.**

**Note 1**

It was noted for the record that Councillor Edward Hawkins had been approached concerning the application by residents of adjoining streets.

**Note 2**

The recommendation to approve the application, as amended, was proposed by Councillor David Allen and seconded by Councillor Richard Brooks.

**Note 3**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Mrs Vivienne Chapman, Paul Ilnicki, Robin Perry, Ian Sams, Conrad Sturt, and Victoria Wheeler.

Voting against the recommendation to approve the application:

Councillors Edward Hawkins, Rebecca Jennings-Evans, David Mansfield, Pat Tedder and Valerie White.

Chairman

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**2015/0720**

**Reg Date 26/11/2015**

**Parkside**

**LOCATION:** BROOK GREEN, & TINYBROOK WAVERLEY CLOSE,  
CAMBERLEY, GU15 1JH

**PROPOSAL:** Outline application for the erection of two blocks of flats each containing 8 residential flats following demolition of two existing dwellings. Appearance and landscaping reserved.

**TYPE:** Full Planning Application

**APPLICANT:** Aventier Limited

**OFFICER:** Mr N Praine

**RECOMMENDATION: REFUSE**

### **1.0 SUMMARY**

- 1.1 The outline application proposes the erection of 2 detached two-storey buildings, with accommodation in the roof space, each to contain 8 two-bedroom flats following the demolition of the existing dwellings. Matters of access, layout and scale are to be considered with appearance and landscaping to be reserved.
- 1.2 The report concludes that the proposed development would have an adverse impact on the established character of this setting by reason of its cramped and visually prominent appearance within the plot. In addition, the absence of a legal agreement securing contributions in respect of affordable housing and SPA mitigation form reasons for refusal.

### **2.0 SITE DESCRIPTION**

- 2.1 The application site is located on the north west side of Waverley Close and currently comprises two detached dwellings known as Brook Green and Tinybrook respectively. Brook Green is a modest detached two-storey dwelling while Tinybrook is a bungalow. Both front the highway, each with an access to Waverley Close and both have defined front gardens. To the rear each property currently benefits from good sized rear gardens.
- 2.2 The site is bounded to the rear by a flatted development known as Tides End Court which comprises two detached buildings each containing 6 flats with associated amenity space and parking. The rear boundary of the site also adjoins a very small section of 50 Portsmouth Road. To the south side of the site is a detached residential property known as South Lodge while the north side boundary adjoins the M3 Motorway. The front boundary is marked by the public highway at Waverley Close. The site is generally level and includes a number of trees and landscape features which are mostly located on the boundaries of the site.

### **3.0 RELEVANT HISTORY**

- 3.1 SU/15/0291 - Outline application for the erection of two Blocks of flats each containing 9 residential flats following demolition of two existing dwellings. Appearance and landscaping reserved.

*Refused June 2015 for the following reasons:*

- *The development proposed by virtue of the scale and massing of the buildings, and contrived layout including the introduction of large areas of hard standing, would result in an incongruous, dominant and overly urbanised pocket of development which would fail to respect and enhance the character and appearance of the surrounding area, including the semi-rural and verdant character of the Wooded Hills Character Area;*
- *The development proposed, as a result of the depth of Block A beyond the rear elevation of South Lodge, in combination with the proximity to the shared boundary would give rise to an overbearing and unneighbourly impact on the amenities that the occupants of this neighbouring property enjoy, and*
- *Standard reasons for refusal pertaining to affordable housing provision; flooding / surface water run-off and SANG provision/ SPA mitigation respectively.*

3.2 SU/14/0609 - Outline application for erection of 2 detached buildings containing 9 two bedroom flats following the demolition of the existing buildings.

*Refused November 2014 for character, protected species, planning infrastructure, affordable housing and SANG provision/ SPA mitigation reasons. Appeal subsequently dismissed.*

#### **4.0 THE PROPOSAL**

4.1 This outline application proposes the erection of 2 detached two-storey buildings, with accommodation in the roofspace, each to contain 8 two-bedroom flats following the demolition of the existing dwellings. Matters of access, layout and scale are to be considered with matters of appearance and landscaping to be reserved.

4.2 The proposed buildings would be sited adjacent to each other in a slightly staggered arrangement. Two accesses are proposed onto Waverley Close with one access serving Block A and the other access serving Block B respectively. Parking areas would be to the front of the proposed buildings.

4.3 The main differences between the current scheme and that refused under SU/15/0291 (see paragraph 3.1 above) are set out below:

- The number of flats proposed has been reduced from 9 units to 8 units per Block,
- The height of the proposals would be to a maximum height of approximately 10 metres, previously this was 10.5 metres,
- At its widest, Block A measures approximately 14 metres in width and Block B approximately 18 metres. Under SU/15/0291 the two flatted blocks both measured approximately 17 metres in width.
- The maximum depth of each of the proposed Blocks measures approximately 13 metres. Under SU/15/0291 the maximum depth of the built forms was 24 metres.
- The closest building to the street frontage is set approximately 14 metres away. Under SU/15/0291 the buildings were set approximately 7.8 metres from the street frontage.
- Under the current proposal, 19 parking spaces are proposed to serve the 16 flats. Under SU/15/0291 a total of 20 car parking spaces to serve 18 flats were proposed.



- The parking layout provides formal parking to the front of the site. Under SU/15/0291 the parking area was more informal with spaces interspersed to the front and rear of the site.
- The separation distance from the south flank boundary shared with South Lodge has been increased by approximately 1 metre, however all other separation distances remain largely similar to the previous scheme.

## 5.0 CONSULTATION RESPONSES

- |     |  |  |
|-----|--|--|
| 5.1 | Surrey County Council<br>Highway Authority       | No objections subject to conditions and informatives |
| 5.2 | Surrey Wildlife Trust                            | No objections subject to conditions.                 |
| 5.3 | Lead Local Flood Authority                       | No objections subject to conditions.                 |
| 5.4 | SHBC Tree Officer                                | No objections subject to conditions.                 |
| 5.5 | Surrey Police Crime<br>Prevention Design Advisor | No objections subject to conditions.                 |

## 6.0 REPRESENTATIONS

- 6.1 At the time of the preparation of this report 8 letters of objection and one letter of support has been received. The letters of objection raise the following issues:
- Parking provision is insufficient [See *para. 7.4*]
  - Potential overbearing and unneighbourly impact [See *para. 7.3*]
  - Loss of privacy [See *para. 7.3*]
  - Congestion problems are likely to arise [See *para. 7.4*]
  - The development would be inappropriate development in a semi-rural location [See *para. 7.2*]
  - Development is too large for the plots and would appear over dominant [See *para. 7.2*]
  - A significant degree of landscape features have been removed prior to the submission of the application and the proposal would only serve to exacerbate this [See *para. 7.2*]
  - The development continues to reflect a very urbanising character [See *para. 7.2*]
  - Negative impact on highway safety [See *para. 7.3*].

## **7.0 PLANNING CONSIDERATION**

7.1.1 The application site is located in the settlement area of Camberley as identified by the Proposals Map and accordingly it is considered that policies CP2, CP5, CP6, CP12, CP14, DM9, DM10 and DM11 and the NPPF are relevant to the consideration of this application. The guidance contained in the Western Urban Area Character SPD, the Developer Contributions SPD and the Thames Basin Heath Special Protection Area Avoidance Strategy SPD is also a material consideration.

7.1.2 In light of the reasons for refusal of SU/15/0291 and the development plan detailed above, the considerations in the determination of this application are:

- The impact of the development on the character of the area;
- The impact of the development on residential amenities;
- The level of parking and the impact of the development on highway safety;
- The impact of the proposal on the delivery of affordable housing;
- The impact on the Thames Basin Heaths Special Protection Area;
- The impact of the development on protected species and biodiversity; and
- The impact of the development on infrastructure provision.

7.1.3 This means that the following matters remain unchanged and were considered to be acceptable in the determination of application 14/0609 and 15/0291:

- The principle of residential development on the site; and
- The size and tenure mix of the dwellings proposed.

## **7.2 The impact of the development on the character of the area**

7.2.1 The NPPF seeks a presumption in favour of sustainable development securing high quality design, as well as taking account of the character of different areas. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale and density of new development in relation to neighbouring buildings and the local area more generally. Policy DM9 of the Core Strategy is reflective of this, requiring development proposals to respect and enhance the local environment.

7.2.2 The application site is located at the north western end of Waverley Close which is a small cul-de-sac on the north side of the Portsmouth Road. The site is located within the Wooded Hills Character Area as identified by the Western Urban Area Character SPD (WUAC SPD). The SPD recognises the Wooded Hills area as being characterised by predominantly large irregular plots, winding roads/lanes, heavy vegetation and a scattering of Victorian/Edwardian buildings. The positive features of the area are identified as its soft green character and extensive tree cover, buildings set in generous heavily vegetated plots which all help to create a low density verdant character. The negative features of the area are the small pockets of development with an urban character which have more formal layouts, have lower levels of vegetative cover, lack enclosure and have large areas of hard surfacing and bulky

buildings.

- 7.2.3 Principle WH1 of the Wooded Hills Character Area advises that development should be set in spacious, irregularly shaped plots which provide for extensive space between and around buildings and which allows for the maintenance and development of a verdant character. Principle WH2 advises that development forms with closely set buildings, cramped appearances, and minimal provision of side gardens are considered to be out of keeping with the soft enclosed semi-rural character and will be opposed. Principle WH6 advises that high quality contemporary designs will be welcomed where they are respectful of the surroundings of the area.
- 7.2.4 The site currently comprises two detached dwellings set on good sized plots. While the existing properties do not share the Victorian/Edwardian characteristics of some of the other buildings in the Character Area the modest scale of the dwellings along with the spacing and landscaping around these existing dwellings does contribute to the low density, verdant character of the area. The current application proposes the demolition of these dwellings and the erection of 2 buildings of significantly greater presence than the existing buildings which characterise Waverley Close. In comparison to the refused scheme (SU/15/0291) the proposed buildings would measure only 0.5m lower at 10 metres in height; Block A is narrower at approximately 14 metres in width (previously 17 metres) and Block B has modestly increased in size from 17 metres to 18 metres.
- 7.2.5 The applicant advises that the current proposal addresses concerns raised in previous refusal and in respect of SU/15/0291 it is submitted that the increased set back from the highway of 15 metres for Block A and 20 metres for Block B goes some way addressing the concerns raised. However, it is not considered that the revised application goes far enough to alleviate the proposed overly urban layout and the excessive scale proposed. In this regard the height of the built forms, along with the lack of separation to the flank boundaries (3.0 metres to the southern boundary and 1.1 metres to the northern boundary) is considered to significantly erode the pleasant semi –rural quality of this setting and would lead to a cramped development within this streetscape which offered limited opportunities to provide landscaping to the side as per the requirements of Guiding Principles WH1 and WH2 of the Wooded Hills Character Area. Opportunities to provide landscaping within these tight gaps would also be further eroded when one has regard to the likely need to provide adequate light to the flank windows of the proposed buildings.
- 7.2.6 Turning to the wider streetscape, separation between the built form in this streetscape measures approximately 9 metres between Berrylands and Ashley House and approximately 18 metres between South Lodge and Tidybrook. To the north the separation would just be 1.1 meters, between Blocks A and B the separation would measure approximately 5 metres and to the south the separation between Block B and South Lodge would broadly respect existing separation. Given the limited separation between Block A and B and the tight gap to the north again it is considered that the proposal would appear visually cramped and incongruous within the wider spacious character area not according with Guiding Principles WH1 and WH2 of the Wooded Hills Character Area principles. This harm is compounded by the height and massing of the proposal as the two proposed buildings in combination with the limited lateral separation and height as proposed would appear significantly out of character within the prevailing and existing built form.
- 7.2.7 As part of the submission, the applicant draws a comparison between the height of Ashley House, located across the road, and the proposed built forms advising that the height of the building is in character with the existing locale. However, although Ashley House

measures 10.5 metres in height, it sits within generous spacing to the flank boundaries and has a solitary nature on the site which allows for a greater sense of spaciousness giving the perception of a more modest scale when viewed in the context of the wider street scene. In contrast, this proposal would have two flatted blocks in closer proximity to the flank boundaries and each other. The proposal would therefore appear cramped and out of scale within this context.

- 7.2.8 As such, despite the revisions to the scheme over the previous refusals, the proposed development would still give rise to a contrived and incongruous form of development that continues to appear as an overly urban layout that is out of scale and fails to integrate with the semi-rural character of this setting. The development therefore fails to accord with the design principles contained within Policy DM9 of the Core Strategy and the guiding principles WH1 and WH2 of the Wooded Hills Character Area as set out within the WUAC SPD.

### **7.3 The impact of the development on residential amenities**

- 7.3.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 of Core Strategy advises that in the consideration of development proposals, the amenities of the occupants of neighbouring properties are respected.
- 7.3.2 The application site is bounded to the southeast by a residential property known as South Lodge which is set within a large curtilage. Block A would be sited approximately 3.0 metres from the common boundary with this property and is a significant reduction in length over the previous refusal (when viewed from South Lodge). Notwithstanding that the appearance of the building is a reserved matter it is considered that the building's siting and footprint in the current location and the separation of approximately 19 metres would not be harmful to the amenities that the occupants of South Lodge currently enjoy.
- 7.3.3 To the rear, the application site shares common boundaries with the flatted development at Tides End Court and with 50 Portsmouth Road. However, it is considered that the intervening distances and the screening on the boundaries would be sufficient to ensure that the development would not materially impact on the amenities the occupants of these properties enjoy. Similarly, while there are residential properties across the street at the front of the site, these are also sufficient distance from the development for it not to materially impact on these neighbouring amenities.
- 7.3.4 The development would increase the number of units and people on the application site and this is likely to result increase activity including vehicle movements. However, it is not considered that the resulting intensity of use on the site would be such as to give rise to unacceptable noise and disturbance to the occupiers of the adjoining properties. The application site is located adjacent to the M3 Motorway and as such the future occupants of the development may be subject to noise disturbance from the motorway. The site is bounded by an acoustic barrier which has improved the noise environment within the site and it is considered that unacceptable noise levels within the building could be prevented by mitigation measures to be secured by condition. Accordingly no objection should be raised to the proposals on these grounds.

### **7.4 The level of parking and the impact of the development on highway safety**

- 7.4.1 With accesses off Waverley Close, the development proposes the creation of a parking area to the front of the site, which would provide 19 car parking spaces at a ratio of 1.2 spaces per unit. Surrey County Council's parking standards recommend 1 car parking space per two-bed flat and the development proposed would exceed this guidance. Given

the size of the units, location of the site and the public transport links available, it is considered that the level of parking is appropriate to meet the parking demand of the development. Furthermore, it is noted that cycle parking is also to be provided and the provision of this should be a condition in any permission granted for the development of the site.

- 7.4.2 The County Highway Authority has considered the application and has advised that it has no objection to the accesses or the development on highway safety, policy or capacity grounds. Accordingly it is not considered that the proposal would comply with Policy DM11 of the CSDMP.

## **7.5 The impact of the proposal on the delivery of affordable housing**

- 7.5.1 The application proposes a net increase of 14 dwellings and Policy CP5 requires that 30% of the proposed units are affordable, split evenly between social rented and intermediate units.

- 7.5.2 The development should deliver 4 affordable units; however, in the absence of a completed planning obligation there is no mechanism to secure the provision of these units as affordable housing. Accordingly the development is contrary to the aims and objectives of Policy CP5 of the Core Strategy and Development Management Policies 2012 and is contrary to the objectives of the National Planning Policy Framework.

## **7.6 The impact on the Thames Basin Heaths Special Protection Area**

- 7.6.1 The application site is located within 1km of the Thames Basin Heaths Special Protection Area (SPA). Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes a net increase of 14 residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site.

- 7.6.2 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. The Council's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As a SANGS is considered to be a form of infrastructure, it is pooled through CIL. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA.

- 7.6.3 Policy CP14B requires that all net new residential development provide contributions toward strategic access management and monitoring measures. In the absence of a payment received in respect of SAMM or the completion of a legal agreement to secure this contribution, the proposal fails to accord with Policy CP14B of the Core Strategy and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.

## **7.7 The impact of the development on protected species and biodiversity**

- 7.7.1 The application site and surrounding areas include a number of mature trees and the form and current condition of Brook Green make the building potentially suitable for roosting bats. The applicant has submitted a Phase 2 Bat report in addition to the previously submitted Phase 1 report by P V Ecology. Surrey Wildlife Trust has advised that the development would not have a harmful impact on protected and important species on the site subject to conditions (which include an updated Phase 1 report). As such,

subject to conditions, the proposal accords with Policy CP14 of the Core Strategy.

## **7.8 The impact of the development on infrastructure provision**

- 7.8.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in GIA floor area of 100 square metres or more.
- 7.8.2 The current proposal would result in a net increase in GIA floor space of approximately 1056 square metres. Accordingly the development is liable for an estimated contribution of £118,440.00 towards community infrastructure in accordance with the Council's CIL Charging Schedule. The final total will be stated in the CIL notices that will be served on the liable party(s).
- 7.8.3 In accordance with the requirements of the CIL Regulations 2010 (as amended) and the Council's Infrastructure Delivery Supplementary Planning Document, should this application be approved, a land charge will be levied on the land to which this application relates, with payment required prior to commencement of development.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have communicated with the applicant through the process to advise progress, timescale or recommendation.

## **9.0 CONCLUSION**

- 9.1 The report concludes that the proposed development would have an adverse impact on the established character of this setting by reason of its cramped and visually prominent appearance within the plot. In addition, the absence of a legal agreement securing contributions in respect of affordable housing and SPA mitigation additional reasons for refusal in respect of these matters have also been included.

## **10.0 RECOMMENDATION**

REFUSE for the following reason(s):-

1. The development proposed by virtue of the scale and massing of the buildings and limited separation with a lack of spaciousness would result in an incongruous,

dominant and overly urbanised pocket of development which would fail to respect and enhance the character and appearance of the surrounding area, including the semi-rural and verdant character of the Wooded Hills Character Area. Accordingly the development would be contrary to Policy DM9 of the Core Strategy and Development Management Policies 2012 and would conflict with the objectives of the Western Urban Area Character SPD and the National Planning Policy Framework.

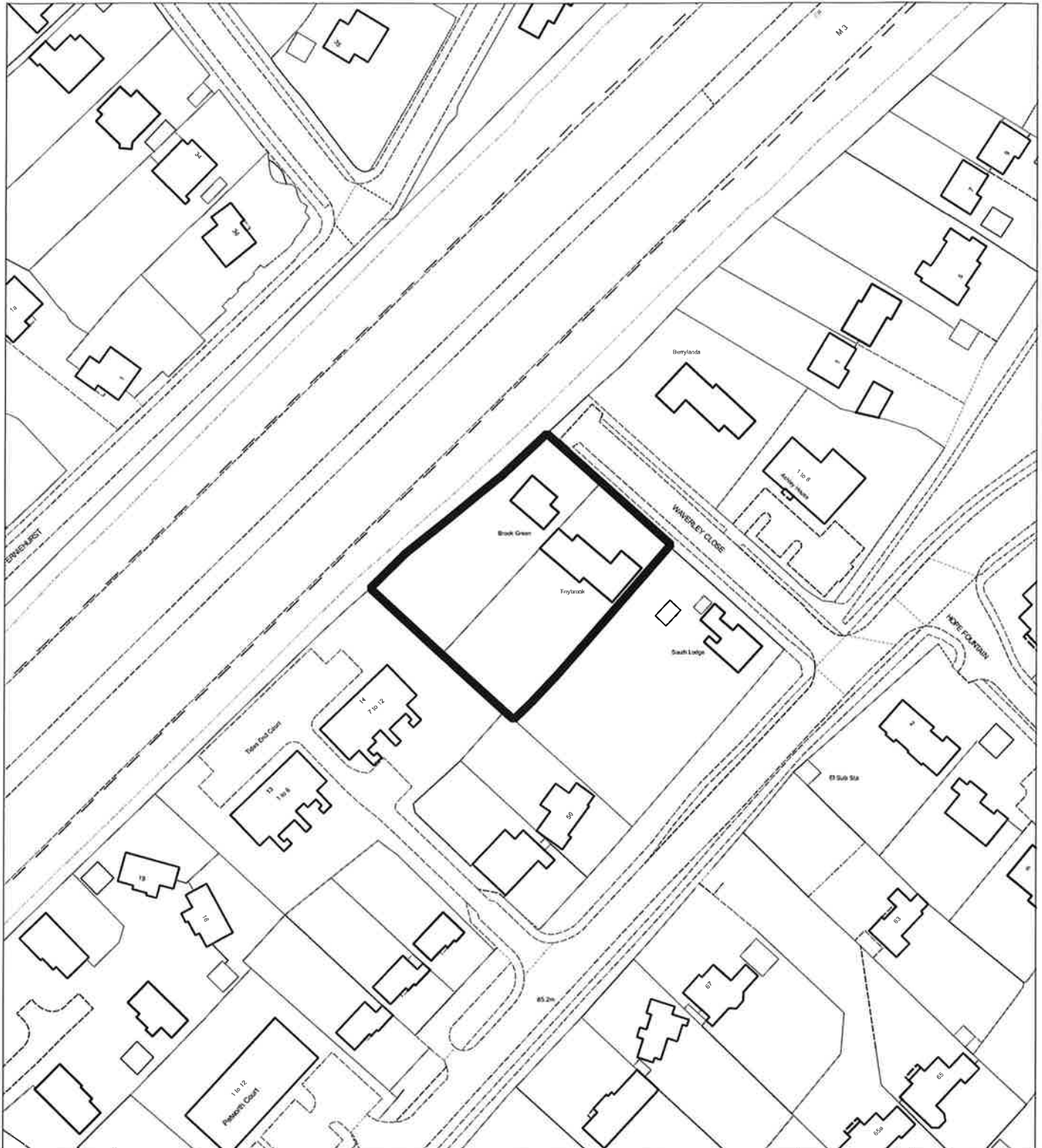
2. The proposal fails to contribute to the provision of affordable housing and as such would not deliver a development which would meet the housing requirement of all sectors of the community. The application is contrary to the aims and objectives of policies CP5 and CP6 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.
3. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).

#### Informative(s)

1. Advise CIL Liable on Appeal CIL3

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<b>Title</b>	Planning Applications		<b>Page</b>	1 of 8
<b>Application number</b>	15/0720		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	BROOK GREEN, & TINYBROOK WAVERLEY CLOSE, CAMBERLEY, GU15 1JH		<b>Date</b>	19-04-2016
<b>Proposal</b>	Outline application for the erection of two blocks of flats each containing 8 residential flats following demolition of two existing dwellings. Appearance and landscaping reserved.			
<small>Version 2 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016 Author: DMJ</small>				

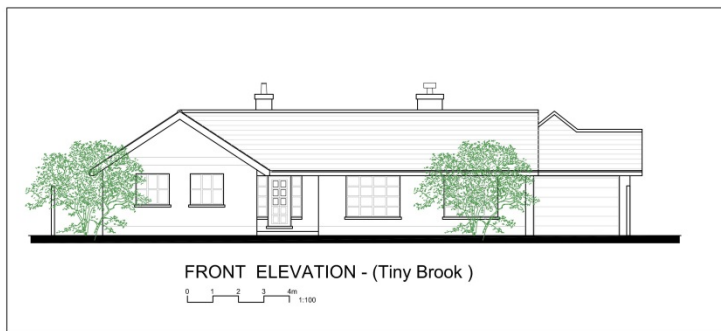
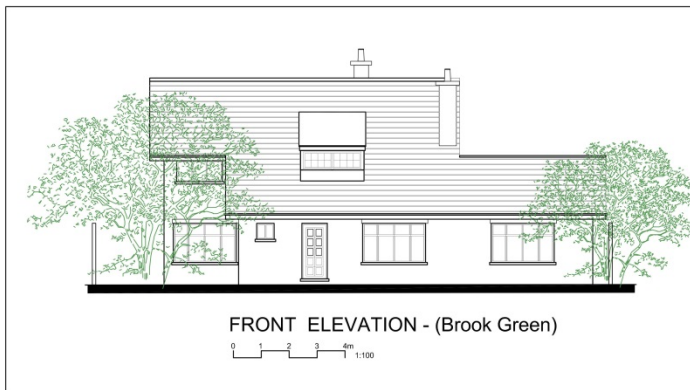
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Existing Site Plan



Proposed Site Plan

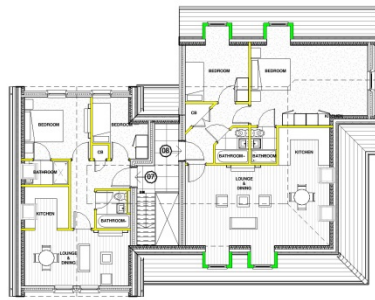


Existing Elevations



Site View B , as a proposed  
1:100

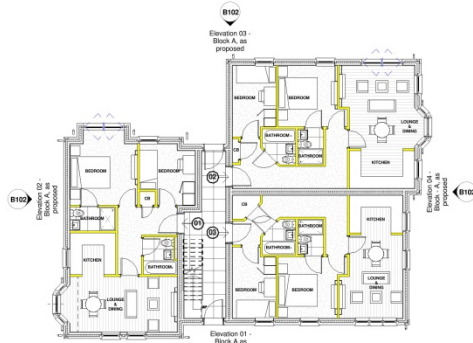
Proposed Elevations



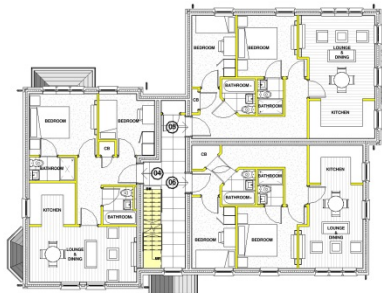
2nd Floor Plan, as proposed  
1:100



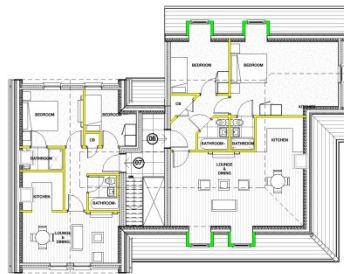
Roof Plan, as proposed  
1:100



Ground Floor Plan, as proposed  
1:100



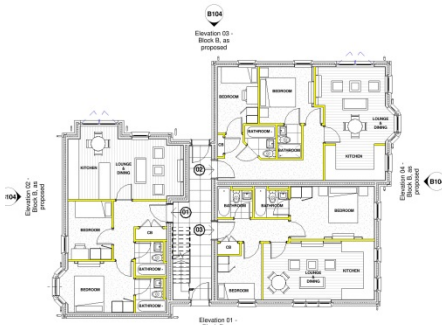
1st Floor Plan, as proposed  
1:100



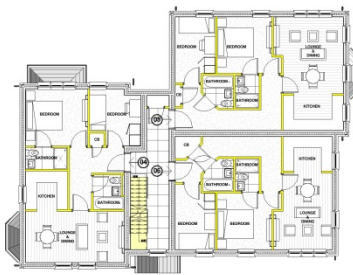
2nd Floor Plan, as proposed  
1:100



Roof Plan, as proposed  
1:100



Ground Floor Plan, as proposed  
1:100



1st Floor Plan, as proposed  
1:100





View from street of Brook Green



View from street of Tidybrook

2016/0133

Reg Date 22/02/2016

Chobham

**LOCATION:** BUCKSTONE FARM, WINDLESHAM ROAD, CHOBHAM, WOKING, GU24 8SW

**PROPOSAL:** Retention of front boundary fence with a reduction in height. (Amended plan rec'd 10/03/16), (Additional plans rec'd 14/04/16)

**TYPE:** Full Planning Application

**APPLICANT:** Mrs Alice Wood

**OFFICER:** Emma Pearman

**RECOMMENDATION:** GRANT subject to conditions

**This application would normally be determined under the Council's Scheme of Delegation, however, at the request of Cllr Pat Tedder it has been called in for determination by the Planning Applications Committee.**

## 1.0 SUMMARY

- 1.1 The application site is Buckstone Farm, which comprises a Grade II listed building and its curtilage, located to the south of Windlesham Road in Chobham. The property lies outside the settlement area of Chobham and within the Green Belt. The proposal is for a reduction in height of the front boundary fence from 2.1m to an average of 1.5m approx., to match that of the old fence that is still in situ behind the newer fence. Retrospective planning permission was refused in 2014 for the retention of the 2.1m fence and an appeal for the same was subsequently dismissed. An Enforcement Notice requiring the removal of the fence was issued in December 2015 but this is currently being held in abeyance pending the outcome of this application.
- 1.2 It is considered that a reduction in the height of the fence would considerably reduce the harm to the Green Belt, character and the setting of the Listed Building from that of the fence as it stands currently, and which is the subject of the Enforcement Notice and dismissed appeal. It is also considered that very special circumstances now exist that outweigh this limited harm, notably that the old fence which is the same height could be retained in any case if this application is refused. As such the application is recommended for approval.

## 2.0 SITE DESCRIPTION

- 2.1 The application site comprises the 16<sup>th</sup> century Grade II listed building Buckstone Farm on a curtilage of approximately 350m<sup>2</sup>, which is located to the south side of Windlesham Road, in Chobham. The site lies outside the settlement area of Chobham as identified on the Surrey Heath Core Strategy Proposals Map, and within the Green Belt. The fence which is the subject of this application lies along the northern boundary of the site adjacent to Windlesham Road and is a close-boarded wooden fence. There are a few residential buildings within the vicinity which are detached properties on large plots, interspersed with open space.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 SU14/0935 – Retrospective application for the retention of a maximum 2.1 metre high timber fence to the front boundary.

*Refused 18/12/2014 for the following reason:*

1. *The proposal constitutes inappropriate development that is, by definition, harmful to the Green Belt. In addition, the fence by reason of its height, design and length, causes further harm to the openness of the Green Belt; and, results in adverse visual impact within the streetscene and the surrounding area; and, detrimentally affects the setting of the Grade II Listed Farmhouse. There are no very special circumstances to outweigh this identified harm. As such, the proposal is contrary to Policies CP2, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2012.*
- 3.2 An Appeal (ref APP/D3640/D/15/3010120) was dismissed on 17/06/2015 in respect of the above application and an Enforcement Notice issued for the removal of the fence on 14<sup>th</sup> December 2015. The Enforcement Notice is being held in abeyance pending the outcome of this application.

### 4.0 THE PROPOSAL

- 4.1 This proposal is for the retention of and reduction in height of the unauthorised fence, which is currently a maximum of 2.1m, to between 1.45m and 1.6m (average of 1.5m) as it would vary slightly due to the variation of the ground level. The top of the fence would be removed to reduce the height. The proposed height would be the same as the old fence (referred to as 'existing fence' by the applicant in the documentation but hereafter referred to as the 'old fence') which is still mostly in place behind the fence though cannot be seen from the road. The top of the fence would also be approximately level with the top of the fence at Laris Farm which adjoins it to the east.
- 4.2 The brick piers and gates which are in situ at the property would also have required planning permission, however the applicant states that these were installed in summer 2011 and the Council has no evidence to the contrary. As such it is likely that they are exempt from enforcement action and as such were not included in the Enforcement Notice issued by the Council.

### 5.0 CONSULTATION RESPONSES

- |     |                                      |   |
|-----|--------------------------------------|---|
| 5.1 | Council's Historic Buildings Officer | No objection.   |
| 5.2 | Chobham Parish Council               | Objection – fence should not be on highway land. Proposed height of between 1.45m and 1.6m is contrary to statutory requirement. The fence should match the height of the existing fence on the right hand side of the house. |

*[Officer comment: the fence is on the boundary and does not appear to encroach onto highway land, it is not sure what is meant by 'statutory requirement' as this property has no permitted development rights in any case]*



## 6.0 REPRESENTATION

6.1 At the time of preparation of this report 7 letters of objection/comment have been received from 5 different people which raise the following issues:

### Support

- If application proposes a fence the same height as the previous fence it has my support

### Character issues [see section 7.4]

- Fence should not be as high as Laris Farm as this is on elevated ground
- Fence should be no more than 1m high

### Other matters

- Plans are not drawn to scale/there is no scale and application submission appears contradictory and confusing. For example, unclear whether brick pillars are being replaced or not
- Council has acted submissively in respect of enforcement

*[Officer comment: The submitted plans were originally not high quality, however, the applicant has confirmed the nature of the proposal and full elevation plans have now been received.]*

## 7.0 PLANNING CONSIDERATION

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012, and in this case the relevant policies are Policy DM9 (Design Principles) and Policy DM17 (Heritage). The National Planning Policy Framework (NPPF) is also a relevant consideration.

7.2 The issues to be considered are:

- Impact on the Green Belt;
- Any other harm including character and visual amenities, and the impact on the setting of the Grade II listed building; and
- Whether any very special circumstances exist.

### 7.3 Impact on the Green Belt

7.3.1 Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts, and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence. Paragraphs 89 and 90 list the forms of development which are not inappropriate in the Green Belt, though is silent on the matter of fences. As such it is reasonable to conclude, as was previously concluded under application 14/0935 and by the Inspector at Appeal, that the fence constitutes inappropriate development.

7.3.2 The locality of the application site has a rural character, with fields and sporadically placed buildings in large plots and as such is essentially open in character. While there are fences

in the vicinity of the application site, there are none which are both as high and as long as the one at Buckstone Farm. Under application 14/0935 it was concluded that the increase in height from the old fence, of between 0.47m and 0.57m, resulted in a hard barrier and urbanising effects in this rural setting, harmful to the openness of the Green Belt. The Inspector, in dismissing the above Appeal, agreed with this conclusion but in his decision also stated that the old fence would have affected openness to a much lesser extent because it would have allowed a certain degree of visibility across the frontage of the property. As such it is now considered that by reducing the height of the fence to the same as the old fence, the effect upon openness will be considerably reduced and will only affect the Green Belt to a limited degree.

7.3.3 It is therefore considered that while any fence would be considered inappropriate development in the Green Belt, in line with the Inspector's conclusions the reduction in height of the fence to that of the old fence would now affect openness to only a limited degree and not to any significant extent in context of the existing arrangement.

#### **7.4 Any other harm including character, appearance and the setting of the Listed Building**

7.4.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture.

7.4.2 Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density. Policy DM17 states that development which affects any Heritage Asset should first establish and take into account its individual significance and seek to promote the conservation and enhancement of the Asset and its setting.

7.4.3 Within the vicinity of the application site, Laris Farm has a 1m high fence on raised ground, so is overall 60cm lower approx. than the 2.1m high fence at Buckstone Farm. On the western side of the application site, there is also another fence which is in a dilapidated state, of approximately 0.9m-1m in height. The majority of boundary treatments in the vicinity comprise low fences or brick walls with hedges which gives a softer effect and it was previously concluded that the 2.1m high fence was not suitable for this rural setting. In reducing the height of the fence to that of the old fence, it would be more in keeping with the height of other boundaries in the vicinity and it is not considered that this would cause significant harm to the visual amenities of the locality. The planting directly in front of the fence has also grown and as such when this has matured further the effect of a hedge and a lower fence will not be dissimilar to others in the vicinity. It is noted that the fence at Laris Farm is not as high as is proposed to be retained by this application however given its elevated siting the visual impact would not be dissimilar.

7.4.4 The Council's Historic Buildings Officer has not objected to this application, stating that a fence the same height as the old fence would not harm the setting of the Listed Building. This is in contrast to his objection to the previous application for the 2.1m high fence and the Inspector's conclusion that the 2.1m high fence would obstruct views of the building. Photos of the old fence, which is the same height as proposed, show that the building can clearly be seen from the road and the view is partially obstructed by trees rather than the fence. As such it is considered that this proposal would not result in harm to the setting of the Listed Building.

7.4.5 It is therefore considered that this proposal overcomes the harm to the Listed Building and given the other boundary treatments in the vicinity, and the effect of the planting which will mature, only causes very limited harm to character.

## **7.5 Whether any very special circumstances exist**

7.5.1 Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

7.5.2 In his decision, the Inspector concluded that weight can be given in respect of added security to the house, but this would be limited given the absence of specific evidence in this regard. The applicant has also stated that they have young children and a dog who play on the large garden area to the front of the property and as such it is essential that there is some boundary fencing to stop the children/dog from running into the road, and a hedge would take too long to grow to provide a sufficient boundary. It is considered that weight can also be given to this consideration.

7.5.3 The Inspector also gave some weight to the fact that permitted development rights apply to most properties which allow fences of up to 1m in height adjacent to a road, though such rights do not apply to this property as it is Listed. Therefore in line with the Inspector, limited weight is attached to this consideration.

7.5.4 The Inspector also notes that given the existence of the old fence, the effect of the proposal and the harm is limited to the increase in height. This application, by reducing the height to that of the old fence, overcomes this harm identified by the Inspector. It should also be noted that the old fence has been in place for in excess of four years and as such it can be considered to be exempt from enforcement action (it can clearly be seen on Google Streetview in 2008). Therefore if permission is refused for this application, the applicant would not have to remove the old fence which is of the same height as that applied for here, but is in a more dilapidated state so could adversely affect the appearance of the road. It is also a close-boarded fence so would not allow any more views of the property than is proposed here. It is still in place along the 50m stretch from the west of the gate to the neighbouring boundary, but has been removed for the 16m section between the gate and Laris Farm. It is considered therefore that significant weight should be given to this fallback position, given that it would result in an outcome which would be at best, a fence 16m shorter in length than proposed, and at worst, more harmful to the appearance of the area.

7.5.5 It is therefore considered that, given the above, very special circumstances now exist which justify the limited harm to the openness of the Green Belt and character which the fence would give rise to.

## **8.0 CONCLUSION**

8.1 It is considered that this proposal, by reducing the height of the fence to the same as the old fence, would considerably reduce the harm to the Green Belt, character and the setting of the Listed Building from that of the current 2.1m fence. It is also considered that very special circumstances now exist that outweigh the limited harm identified. As such the application is recommended for approval.

**9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)  
ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

**10.0 RECOMMENDATION**

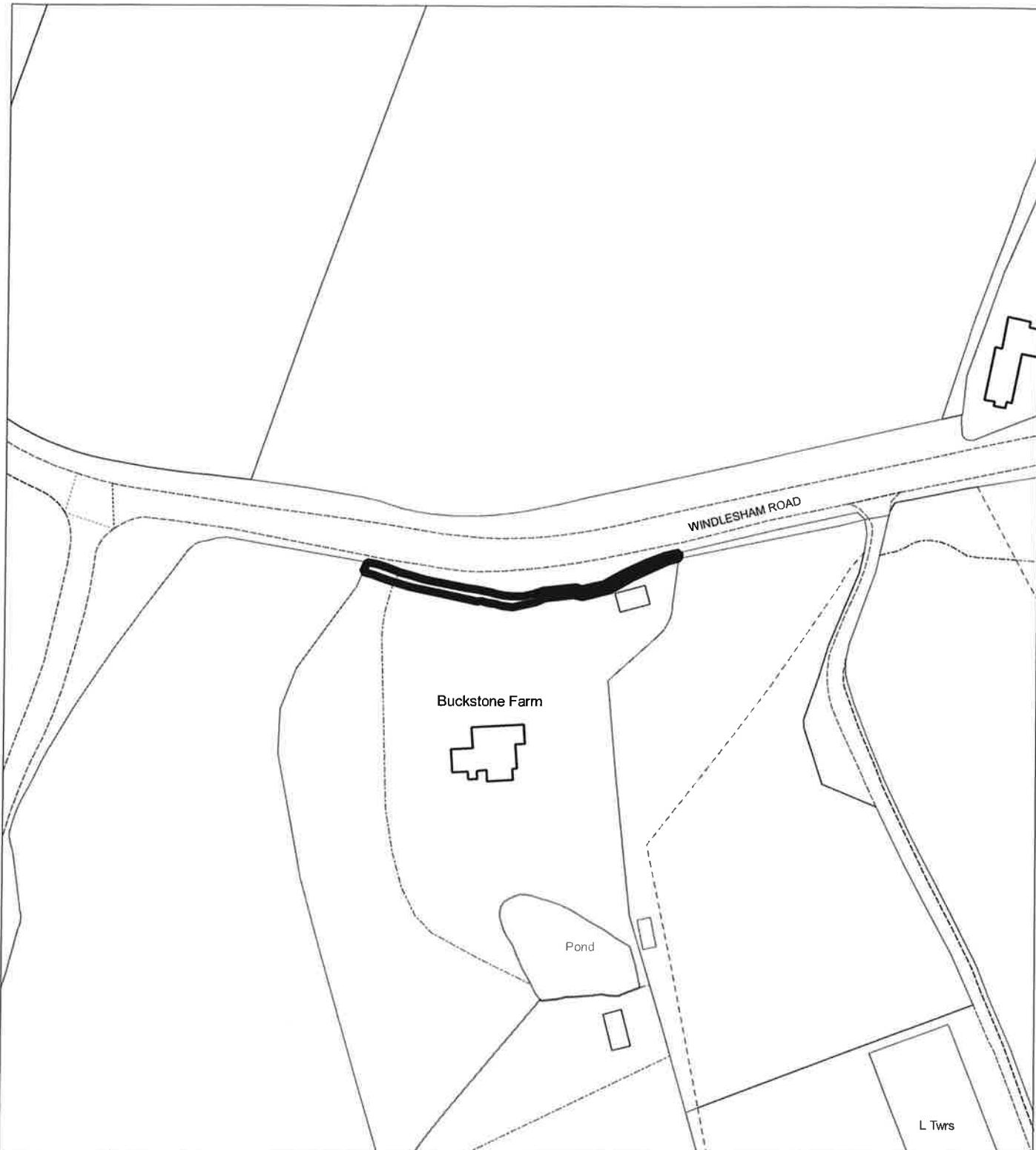
GRANT subject to the following conditions:-

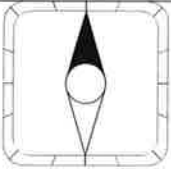

1. Within three months of the date of this permission, the height of the fence shall be reduced in accordance with Drawing 1, Drawing 2 and Drawing 3 all received 14.04.16 and for the avoidance of doubt shall be no more than 1.6m in height at any point.

Reason: To accord with the terms of the application, in order to prevent harm to the openness of the Green Belt, the character of the locality and the setting of the Listed Building in accordance with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1



<b>Title</b>	Planning Applications		<b>Page</b>	5 of 8
<b>Application number</b>	16/0133		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	BUCKSTONE FARM, WINDLESHAM ROAD, CHOBHAM, WOKING, GU24 8SW		<b>Date</b>	19-04-2016
<b>Proposal</b>	Retention of front boundary fence with a reduction in height. (Amended plan rec'd 10/03/16), (Additional plans rec'd 14/04/16)			
<small>Version: 3      © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100019679 2016      Author: DMB</small>				

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The extent of the fence, looking east with the gate piers in the distance



The eastern part of the fence (right) where it meets the fence at Laris Farm (left)





The western part of the fence (left) where it meets the neighbouring fence (right)



View from inside the property showing the old fence still in place behind



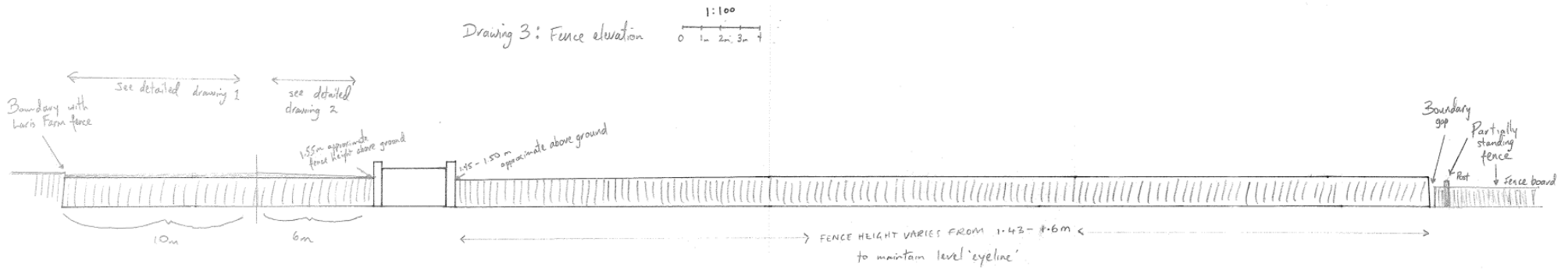


The current view of Buckstone Farm from the road

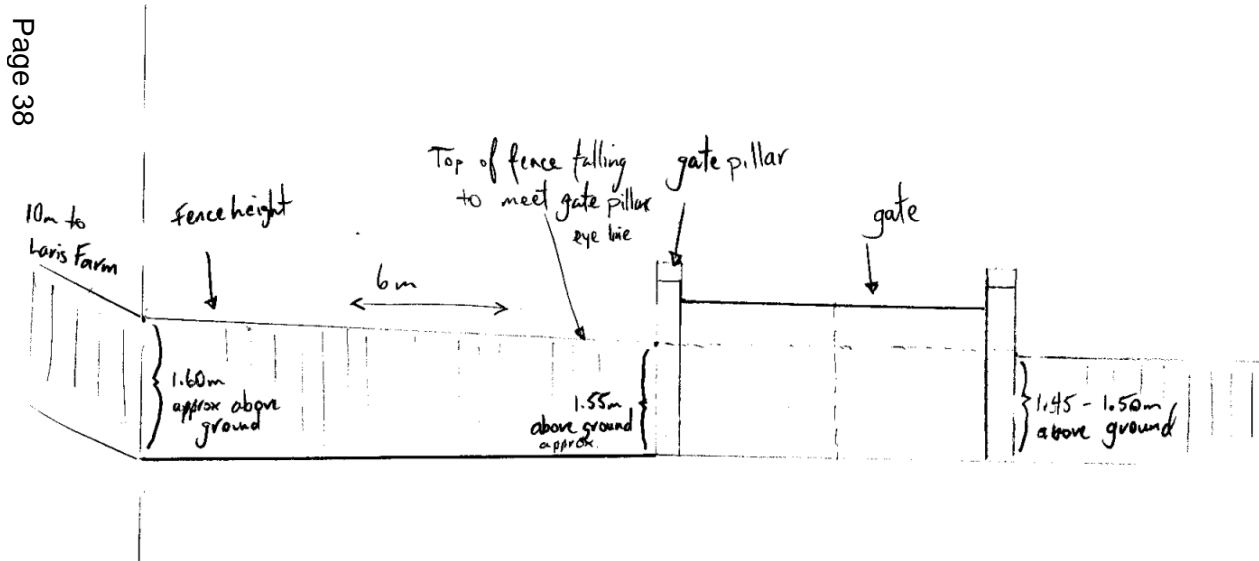


View of the old fence from 2008

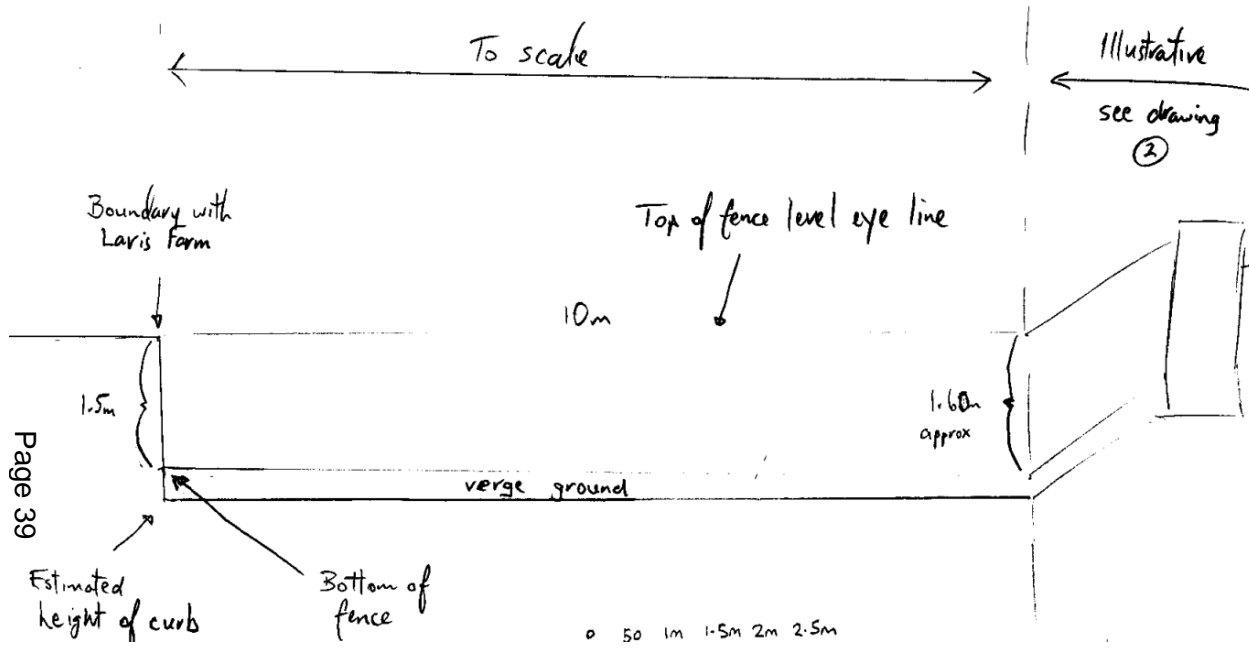




Drawing 2: East of gate elevation - gate pillar proceeding east 6m



Drawing 1 : East of gate elevation - Laris Farm boundary proceeding west  
10m along roadside



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2016/0202

Reg Date 01/03/2016

Town

**LOCATION:** THE MALL, THE SQUARE, CAMBERLEY, GU15 3SL  
**PROPOSAL:** Refurbishment of interior of The Mall to include new elevational treatment surrounding existing shopfronts together with feature lighting, amendments to existing roof columns and decorative detailing to roof, and new flooring (excluding Bietigheim Way and tenant shopfronts).  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Macpherson  
 The Main Square Camberley Unit Trust  
**OFFICER:** Jonathan Partington

**The application would normally be determined under the Council's Scheme of Delegation, however, at the request of the Executive Head of Regulatory it is being reported to the Planning Applications Committee for determination.**

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 The proposal is for the comprehensive refurbishment of the Mall to include contemporary elevational treatments to existing shopfronts. These new elevations are intended to increase the vertical emphasis of the units. Materials used would be a combination of oak timber panels, aluminium and applied graphics. A mock example is currently in situ at the O2 store, 1 The Square. To complement the new elevations new lighting would be installed and throughout the Mall new flooring would be installed and existing columns and roofing detailing altered.
- 1.2 The applicant's overall aim is to modernise the Mall so that it remains an attractive and competitive destination for shoppers and investors. The development is therefore acceptable in principle as it is consistent with the Council's Area Action Plan and Key Priority 1. It is considered the design solution would result in a legible and coherent development. It would respect the wider historic townscape and enhance the overall environmental quality of the town. By association, this would promote the centre's retail health and future viability. The proposal is therefore in accordance with adopted policy and the NPPF.

## 2.0 SITE DESCRIPTION

- 2.1 The Mall is an enclosed shopping centre within the centre of Camberley Town Centre comprising approximately 37,160 sq m (400,000 sq ft) of retail and leisure accommodation. It lies within the town centre's core retail area and is designated as part of the primary shopping area. The main shopping routes within the Mall include the north-south axis of Cambridge Walk to Prince of Wales Walk and Reynolds Grace Walk which provides the main route to the High Street to the east.
- 2.2 The Mall includes a central covered square/Town Square plus Cambridge Square to the south. Obelisk Way, to the north is part covered.

The interior of the Mall is characterised by mock facades surrounding the shop frontages comprising uniform white timber pilasters and metal scroll work.

### 3.0 RELEVANT HISTORY

- 3.1 88/0883 Outline application for refurbishment of existing town centre including improvement works to and enclosure of the malls and new central square and stopping up of the public highway. This included covering of the malls with glazed canopies, provision of new flooring and realignment of Grace Reynolds Walk.
- Granted 3/12/88. Completed 1990.*
- 3.2 15/1099 Mock-up installation to the Mall elevation (in connection with proposed internal refurbishment of the Mall Shopping Centre) consisting of refurbishment works to the O2 elevation, facade lighting, flooring, painting to the internal roof structure and film applied to the roof glazing at 1 The Square.
- Granted 2/3/2016 and implemented*
- 3.3 16/0184 Erection of cafe (Use Class A1) within existing shopping mall at 2A The Square
- Decision pending.*

### 4.0 THE PROPOSAL

- 4.1 The proposal is for the refurbishment of the interior of The Mall to include new elevational treatment surrounding existing shopfronts together with feature lighting, amendments to existing roof columns and decorative detailing to roof, and new flooring. This proposal includes Cambridge Square, the main shopping route of Cambridge Walk to Prince of Wales Walk, Grace Reynolds Walk to Main Square Mall and Obelisk Way Mall i.e. the most northern mall. It excludes Bietigheim Way.
- 4.2 Visual illustrations for materials and lighting effects, and walk through impressions have been provided in support of the application. A Design and Access Statement (DAS) has also been submitted which explains the need for the proposal and the design rationale. Key points from the DAS are summarised below:
- The Mall's interiors are now dated and require updating to offer an attractive destination in the town centre and the current commercial retail market. A contemporary solution is therefore proposed.
  - The current interior elevation treatment is dominated by the existing demountable service bulkhead of GRG (Glass Reinforced Gypsum i.e. a robust but lightweight interior cladding material) panels of varying design which are a consistent horizontal feature throughout the scheme. Behind these panels the main horizontal services run, including landlord provision and tenants' connections. The location and depth of this zone is too cost prohibitive to consider major amendment, therefore the new interiors accommodate this feature in the design.

- The remodelling will promote verticality. All banner and projecting signage including the suspended TV advertising units will be removed, reducing the amount of information which currently bombards the shopper with information.
- Existing tenant shopfronts and signage will be retained. Retailers will be encouraged to replace their shopfronts with full height windows to complete the interior remodelling. This process has begun, with an example at Jones the Bootmakers.
- No changes are proposed to the entrances, mall gradients and means of escape routes. A new over-tiled floor will be laid and will respect the existing thresholds to all units and doors.
- Four generic elevation bay types have been designed (but with a more specialised treatment designed for gateway units, for example, to the Main Square) explained below:
  - Bay type 1 would be constructed of solid European oak timber battens arranged vertically as a full height screen including demountable panels for the service zone. The oak would be treated to retain its colour;
  - Bay type 2 would be an anodised aluminium screen with a laser cut leaf motif drawing a parallel with the wooded and natural environs of Camberley, and a bronze finish;
  - Bay type 3 would be a simple plasterboard treatment of the high and low level panels. These panels have been identified as opportunities for an applied graphic treatment. They would be located above major mall retail units or mid mall entrances and exits. Retailers such as J Sainsbury and Top Shop / Top Man will be encouraged to populate the elevation with vinyl graphics, adding dynamic imagery enlivening the malls. Large areas of graphic treatments will be broken with a simple stepping of the panel's vertical plane to create diversity, depth and interest;
  - Bay type 4 would be the simplest mall elevation treatment based on bay type 3 but without graphics, and painted.
- New ambient and pilaster lighting is proposed for the Mall. Beyond this no additional or internally illuminated lighting is proposed for elevation types 3 and 4. Elevation types 1 and 2 would, however, use feature lighting reflected from the rear or between panels.
- Existing bridges located within Cambridge Walk will be removed (subject to cost) with the aim of opening up currently truncated views. Elsewhere the bridges would be incorporated into the refurbishment.
- The existing ornate column casings and bases of the colonnades will be replaced with simplified cladding in aluminium.

- The central café at Cambridge Square would remain but with a new café proposed at The Square (see 16/0184 on this agenda)

4.3 The applicant proposes all works to be undertaken at night so enabling the retailers to operate normally during the day.

## **5.0 CONSULTATION RESPONSES**

5.1 County Highways Authority No objections or comments to make.

5.2 Environmental Services No objections or comments to make.

5.3 Surrey Police No objections or comments to make.

## **6.0 REPRESENTATIONS**

6.1 At the time of writing no letter of representation have been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The National Planning Policy Framework (NPPF); Policies CPA, CP8, CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and, Policies TC1, TC2 and TC11 of the Camberley Town Centre Area Action Plan 2014 (AAP) are of most relevance. Regard should also be had to the Camberley Town Centre Masterplan and Public Realm Strategy Supplementary Planning Document 2015 (PRS). In determining this application the following issues need to be considered:

- Principle of development;
- Impact on character and quality of the townscape;
- Impact on vitality and viability of the town centre; and,
- Other matters including residential amenity, CIL, access.

### **7.2 Principle of development**

7.2.1 Policy CP10 of the CSDMP has earmarked Camberley Town Centre as the continued focus for major growth. This includes significant opportunities for regeneration and to improve the environmental quality. To facilitate this growth the Camberley Town Centre Area Action Plan (AAP) was published in August 2013. This AAP identified the following four key challenges:

- To ensure that the town centre is able to respond to changing consumer and market behaviour;
- To deliver the measures that support the economic vitality and viability of the town centre;



- To ensure the town centre is accessible and sustainable;
- To ensure that future development needs can be met.

Paragraph 1.38 of the AAP recognises that the town centre has shown resilience in surviving recession but is close to competing centres including out of town locations and this competition, together with planning improvements of other centres in the catchment area means that Camberley is at risk of slipping in retail rankings.

7.2.2 Hence, the APP's retail strategy for the town centre seeks to raise Camberley's profile as a destination of choice. One of the key aims of the AAP is to redevelop the London Road block and expand the retail core, but paragraph 3.2 of the AAP states there is a risk that any major retail development to the north will leave a vacuum elsewhere in the town by existing tenants relocating. In order to prevent this, the retail strategy therefore recognises the necessity to work with the existing main town centre operators to reinforce attractiveness elsewhere in the retail core. This includes supporting the Mall in adapting units to meet present needs. Paragraph 3.5 of the AAP goes on to explain how future retail development is likely to be phased in the short –medium – long term (i.e. 2016 – 2028 respectively) and identifies the enlargement and adaptation of existing units in the Main Square of the Mall as a short term objective.

7.2.3 Given the above policy context, the principle of this development is therefore supported. Moreover, the Council's Key Priority 1 is: *'To deliver an improved Camberley Town Centre for the benefit of the Borough, including the redevelopment of the A30 frontage, regeneration of the town centre and provision of leisure facilities in Knoll Road'* and so the principle of this proposal is consistent with this.

### **7.3 Impact on character and quality of the townscape and public realm**

7.3.1 Policy TC11 of the AAP requires new development to make a positive contribution towards improving the quality of the built environment. This requires development, where appropriate to respect its local context, but in addition lists 7 criteria that should be taken into account. This includes: consideration to the introduction of contemporary materials that respect or enhance existing built form; including a level of architectural detail that gives the building visual interest for views both near and far; and, a positive contribution to the public realm.

7.3.2 Given that this is an enclosed shopping mall this proposal would have no adverse impact on the traditional architecture of the town centre. The applicant's rationale is that the existing Mall has a dated appearance and given that this is over 25 years old it is considered that the introduction of contemporary materials would only enhance the existing environment. The increased vertical emphasis of the units would have the effect of increasing the sense of space. It is further considered that the lighting and amendments to the floor and roof would positively complement the elevations.

7.3.3 Poor permeability (ease of movement) and poor legibility (the ability to understand your position within the urban environment) is recognised by Policy TC11 of the AAP as a current weakness of the town centre. TC13 (iii) of the AAP therefore encourages improvements to the quality of the public realm with upgrading of existing areas to improve linkages through the town and the quality of the public realm along these links. With this proposal the variation of design with a palette of four different elevational treatments (as explained at paragraph 4.2 above), used in different areas of the Mall, would provide visual interest and also serve to provide legibility and coherence to the pedestrian routes. For example, oak panels (bay type 1) would be the predominant elevational treatment for the north-south axis of Cambridge Walk to Prince of Wales Walk which is the main shopping route. Specialised elevations for gateway units and the ability for individual units to add

graphics and imagery would also increase visual interest. Given, therefore, that this proposal would improve legibility within the Mall this may have the wider effect of facilitating improvements to the wider public realm. In short, the proposal would be an improved experience for shoppers and therefore accords with the objectives of Policy TC11.

#### **7.4 Impact on vitality and viability of the town centre**

7.4.1 Policy TC1 (iii) of the AAP requires development proposals to support the regeneration of the town centre and enhance its vitality and viability. Policy TC2 of the AAP also requires development to add to vitality and viability and enhance Camberley's image as a sustainable and desirable destination of choice for high quality shopping.

7.4.2 An improved built environment (as identified in paragraph 7.3 above) would, by association, increase the desirability and image of Camberley thus supporting a vibrant and active town centre. The modernisation of the Mall, which contains a high proportion of the town centre's Class A1 retail uses including anchor stores and is part of the primary shopping area, would ensure that the overall town centre remains competitive. Improvements to this part of the town may provide the catalyst for retail operators to invest into Camberley and assist in the delivery of the London Road Block and as already explained the wider public realm improvements. As such the proposal would support the vitality and viability of the town centre consistent with Policies TC1 and TC2 of the AAP and with the PRS.

#### **7.5 Other matters**

7.5.1 The development will have no adverse impact on existing pedestrian routes or the highway and there are no residential properties affected by the proposal within the immediate vicinity. The proposal would therefore comply with Policies DM9 and DM11 of the CSDMP and Policy TC1 (v) and (vi) of the AAP. In addition, the proposal is not CIL liable.

### **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included 1 or more of the following:

a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

### **9.0 CONCLUSION**

9.1 The development would help deliver an improved town centre so promoting Camberley as a destination and investment choice. The proposal would accord with development plan policies and the NPPF.

## RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: CTL series 020 -047 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.

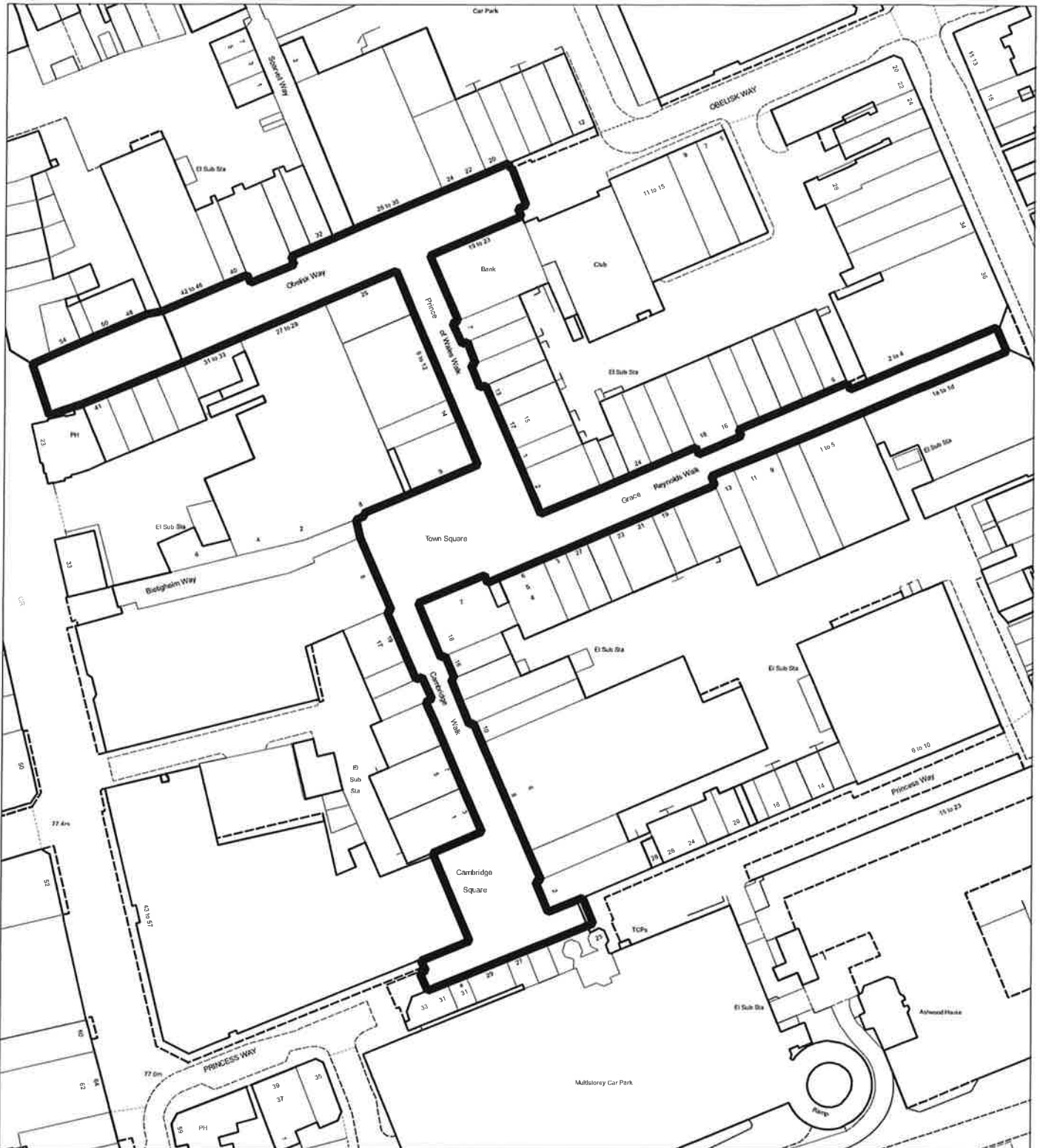
3. There shall be no variation from the palette of elevation materials as shown on drawing nos. CTL series 046 (illustrative view materials) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the townscape and to comply with Policies DM9 and CP10 of the Surrey Heath Core Strategy Development Management Policies Document 2012 and Policy TC11 of the Camberley Town Centre Area Action Plan 2013.

## Informative(s)

1. The applicant is reminded that this planning permission does not give any consent under the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

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<b>Title</b>	Planning Applications		<b>Page</b>	4 of 8
<b>Application number</b>	16/0202		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	THE MALL, THE SQUARE, CAMBERLEY, GU15 3SL		<b>Date</b>	19-04-2016
<b>Proposal</b>	<p>Refurbishment of interior of The Mall to include new elevational treatment surrounding existing shopfronts together with feature lighting, amendments to existing roof columns and decorative detailing to roof, and new flooring (excluding Bietigheim Wa</p>			
Version 3	© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016			

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Existing main square



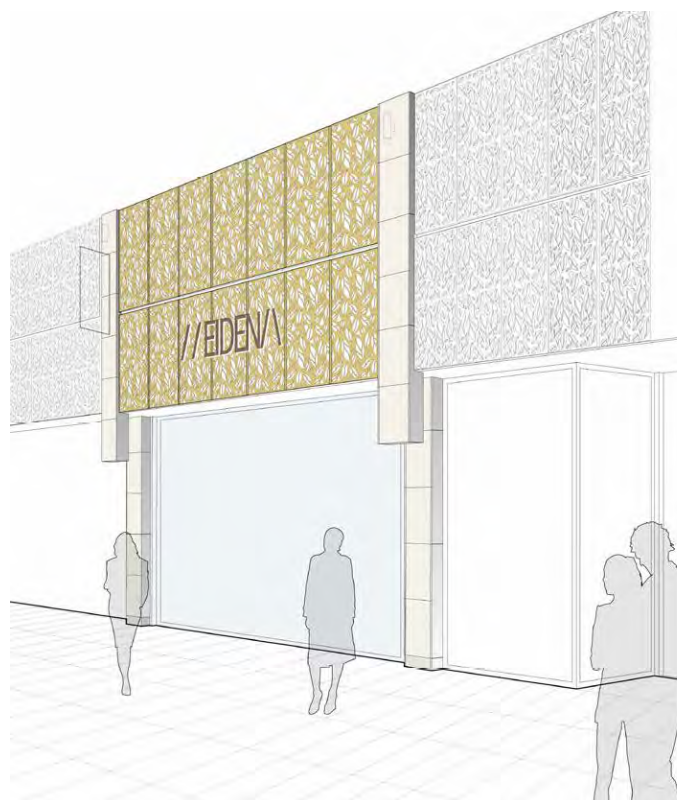
Proposed illustrative view across the main square



Illustrative elevation types



Type 1 – Timber



Type 2 – Metal Panel



Illustrative elevation types



Type 3 – Graphic treatment



Type 4 – Plasterboard treatment

Mock up elevation at the O2 (example of elevation type 1)



2016/0156

Reg Date 17/02/2016

St. Michaels

**LOCATION:** 12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY

**PROPOSAL:** Variation of Condition 3 of planning permission SU/10/0537 (relating to the erection of a part four, part five storey building to comprise restaurants (Class A3), drinking establishment (Class A4) and a 95 bedroom hotel (Class C1) to allow the use of a ground floor unit (unit 1) for indoor leisure uses (Class D2).

**TYPE:** Relaxation/Modification

**APPLICANT:** Camberley Properties Ltd

**OFFICER:** Duncan Carty

**This application would normally be determined under delegated powers, however, it is being reported to the Planning Applications Committee at the request of the Executive Head of Regulatory.**

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The proposal relates to a variation of condition to allow the use of a vacant ground floor unit within the Camberley town centre for leisure purpose (in place of the authorised restaurant/drinking establishment). The application site falls within the secondary retail frontage within the retail centre.
- 1.2 The current proposal is not CIL liable. The current proposal is considered to be acceptable in terms of its impact on the viability and vitality of the town centre, local character, residential amenity and highway safety. As such the proposal is acceptable and the application is recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application site lies on the west side of Park Street, at the road junction with A30 London Road. The application property is a vacant unit under the four storey Premier Inn hotel, the corner unit which is at the end of the secondary retail parade within the retail centre. The unit is one of four units provided as a part of the hotel development which have remained vacant since built (in 2011). The Royal Military Academy (RMA) lies on the opposite side of London Road and the job centre lies on the opposite side of Park Street, with office building, 193-199 London Road at the rear. There is no on-site parking at the site. The unit has a floorspace of about 395 square metres.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/07/1281 Erection of part four storey/part five storey building to comprise a mixed retail, restaurant, drinking establishments and a 100 bedroom hotel. Approved in August 2009.

- 3.2 SU/10/0537 Erection of part four storey/part five storey building to comprise restaurants, drinking establishment and a 95 bedroom hotel. Approved in October 2010 and implemented.

Condition 3 of this permission states:

*“As shown on the approved drawings, Unit 1 shall only be used for restaurant or bar purposes (Classes A3 or A4) and Units 2, 3 and 4 shall only be used for restaurant purposes (Class A3), all Classes under the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), unless the prior written approval has been obtained from the Local Planning Authority.”*

The Units indicated above are all at ground floor level. The application site relates to Unit 1 only.

- 3.3 SU/11/0487 Minor material amendment to planning permission SU/10/0537 to allow for internal alterations of the first floor to permit an additional five bedrooms (taking the overall total to 100 bedrooms).

Approved in August 20112 and implemented.

- 3.4 SU/14/0926 Variation of Condition 3 of planning permission SU/10/0537 to allow the occupancy of Unit 1 as either an estate agency (Class Ad), restaurant (Class A3) or drinking establishment (Class A4).

Approved in November 2014 but not implemented.

Condition 1 of this permission indicates:

*“As shown on the approved drawings, Unit 1 shall only be used for financial and professional office, restaurant or bar purposes (Classes A2, A3 or A4) and Units 2, 3 and 4 shall only be used for restaurant purposes (Class A3), all Classes under the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), unless the prior written approval has been obtained from the Local Planning Authority.”*

- 3.5 SU/16/0191 Installation of signage. *This application is being reported elsewhere on this agenda.*

- 3.6 SU/16/0192 Installation of shopfront. *This application is being reported elsewhere on this agenda.*

#### **4.0 THE PROPOSAL**

- 4.1 The proposal relates to the variation of Condition 3 of planning permission SU/10/0537 to allow the use of a vacant restaurant/drinking establishment unit for leisure purposes (Class D2) as an indoor golfing centre.

- 4.2 According to the applicant this proposed use is new to the UK having been established successfully in the USA and this is one of the first outlets to be rolled out in the UK. The proposal consists of a shop comprising a simulated indoor golf facility providing a series of

virtual indoor driving ranges for customers to enjoy a game of golf within the shop premises, through the use of sophisticated computer software, regardless of the weather outside. Allied to the driving ranges, there would also be a retail element selling golf items and an ancillary café for customers selling hot and cold food and drink during their game. This would be located at the front of the unit, closest to the window display. The floor plans indicate the retail/display and cafe areas, as well as putting greens, virtual driving ranges and changing facilities, plant room and stores. The proposed opening hours would be 10am -10pm Sunday - Monday including Bank Holidays.

## 5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Senior Environmental Health Officer No objections.

## 6.0 REPRESENTATIONS

At the time of the preparation of this report, no representations had been received.

## 7.0 PLANNING CONSIDERATIONS

7.1 The application site falls within the retail centre of Camberley. The proposal is not CIL liable. The current proposal is to be assessed against Policies CP1, CP8, CP10, CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF); Policies TC2, TC3 and TC6 of the Camberley Town Centre Area Action Plan 2014 (AAP); and, advice within the Camberley Town Centre Masterplan and Public Realm Strategy SPD 2015. The main issues in the consideration of this application are:

- Principle of the development and impact on vitality and viability of the town centre;
- Impact on local character;
- Impact on residential amenity; and
- Impact on highway safety.

### 7.2 Principle of the development and impact on vitality and viability of the town centre

7.2.1 The NPPF supports leisure uses within central locations. Policy CP10 of the CSDMP states that: *'The role of Camberley as a secondary regional town centre will be consolidated and enhanced through measures to improve shopping, business, leisure, cultural and community activities....'* Policy TC6 of the AAP supports proposals that enhance or diversify the range of leisure facilities, subject to an assessment of the scale, character, location and impact of the proposal on residential amenity and other uses. As indicated above, the application site falls within the secondary frontage within the Camberley Town Centre retail centre. Policy TC2 of the AAP states that: *'Within secondary frontages opportunities for greater diversity of retail and non-retail uses...will be promoted where they do not adversely impact on the existing character, function and vitality of the street or surrounding environment.'*

- 7.2.2 The application site is the last unit in the secondary retail parade and can only lawfully be used for restaurant or bar purposes (i.e. Classes A2, A3 or A4). This unit, along with the adjoining three units (all under the hotel), have remained vacant since built (in 2011). In support of the application the agent for this application has advised: '*...Evidently this vacant unit does not and has not, contributed to the vitality or viability of this part of the town centre for a significant period of time and the unit is likely to remain vacant for the foreseeable future, unless planning permission is granted...*' Further information on marketing has been requested from the applicant and updates on this will be reported at the meeting. Given, however, the period of time that this unit has remained vacant, which by itself is harmful to the vitality of the town, in principle an alternative use is therefore welcomed.
- 7.2.3 Given that the location of the unit is at the very edge of the secondary retail frontage, and can only lawfully be used for restaurant or drinking establishment purposes, would indicate that the unit only marginally supports the wider retail centre; and, the impact of the use of this unit for leisure purposes on the retail provision within the town centre would be very limited. Paragraph 4.2 above explains how this use would operate and in the officer's opinion it is considered that the proposal would add to the vitality and viability of the town centre, as a whole and would provide interest and custom to the range of facilities within the town centre.
- 7.2.4 The Camberley Town Centre Masterplan and Public Realm Strategy SPD 2015 (PRS) indicates that the frontage of the application property, and the remainder of vacant ground floor units under the hotel, are defined in negative terms as an inactive frontage. The provision of the proposed unit would reduce the amount of inactive frontage and provide activity to this part of the secondary retail frontage. The SPD also indicates that the road junction of Park Street and London Road is an "arrival point" for the town centre. The SPD indicates:
- 'Camberley has a strong urban form. However, there are a number of factors which affect the appeal of the town centre and the ease with which people can find their way around. A primary concern is that the London Road frontage which is the area of the town visible to people passing along the A30. Currently this presents an unfairly negative perception of the town centre and the qualities it has to offer.'*
- The application property, having a frontage onto Park Street and partly to London Road and at this arrival point to the town centre, is a key unit prominent at this road junction which could provide signs of activity and a town centre beyond, if occupied. The occupation and use of this unit therefore supports this aim to improve the appeal of the town centre as a destination for passing traffic on the A30.
- 7.2.5 Moreover, the concept of the proposal is to rely on walk in trade and so in this respect would benefit from the shopping frontage. The provision of ancillary retail sales and café facilities within the unit, and the provision of a shopfront (with activity visible from the retail street) would assist in maintaining that active frontage. It is therefore recommended that condition 2 below be imposed (and see application 16/0192 elsewhere on this agenda which considers the shopfront). Whilst the proposal is driven by the proposed leisure facility, for completeness and to enable a flexibility of uses in the future it is considered that retail uses A1 to A4 should also be able to operate from this unit and so condition 1 is recommended.
- 7.2.6 It is therefore considered that the proposal is acceptable in terms of its principle and would facilitate vitality and viability, complying with Policies CP10 of the CSDMP and the NPPF Policies TC2, TC3 and TC6 of the AAP and advice in the PRS.

### **7.3 Impact on local character**

7.3.1 The current proposal would provide a leisure use within a peripheral location within the retail parade. With the provision of a shopfront (with activity visible from the street) would provide a use with a retail appearance in this location. As such, no objections are raised on character grounds, with the proposal complying with Policy DM9 of the CSDMP and Policy TC2 of the AAP.

### **7.4 Impact on residential amenity**

7.4.1 The nearest residential properties are located proposed development are in North Court to the south of the hotel development. The proposal would provide a use of the vacant premises which would have no greater harm than the authorised uses (professional or financial office/restaurant/drinking establishments).

7.4.2 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of CSDMP.

### **7.5 Impact on highway safety**

7.5.1 There is no on-site car parking facilities with the site located in a very sustainable location, with large public car parks nearby. The proposal would not significantly increase the parking demand for the unit, when compared with the authorised uses. The County Highway Authority has not raised any objections to the proposal. As such, the proposed development is considered to be acceptable on highway grounds, complying with Policies CP11 and DM11 of CSDMP.

## **8.0 CONCLUSION**

8.1 The proposed development is considered to be acceptable in relation to its principle, as well as its impact on local character, residential amenity and highway safety. As such, the proposal is considered to be acceptable and is recommended for approval.

## **9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## 10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. As shown on the approved drawings, Unit 1 shall only be used for Retail, Financial and Professional services, Restaurant, Bar or as an indoor golfing centre purposes falling within Classes A1, A2, A3, A4 or D2 of the Town and County Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), unless the prior written approval has been obtained from the Local Planning Authority.

Reason: 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.

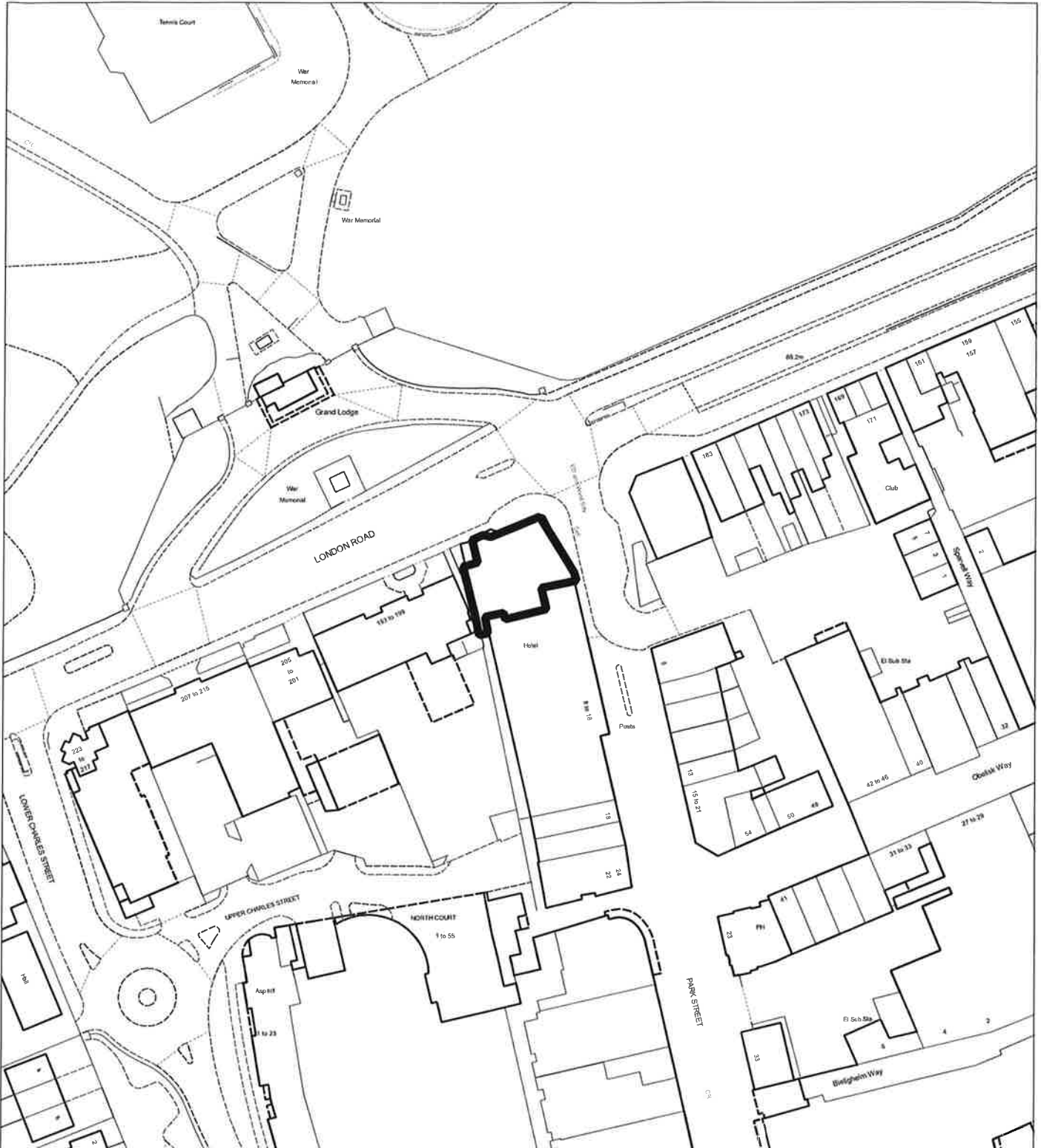
2. The glazing at ground floor level shall be maintained as transparent glazing (without internal boarding or vinyls) to the satisfaction of the Local Planning Authority.


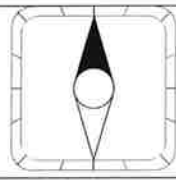
Reason: To retain an active frontage to the retail parade and to enhance the vitality and viability of Camberley Town Centre and comply with Policies CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policies TC2, TC3 and TC5 of the Camberley Town Centre Action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

3. The proposed development shall be built in accordance with the following approved plans: D0207/2 and 148301 Rev. G, unless the prior written approval has been obtained from the Local Planning Authority.

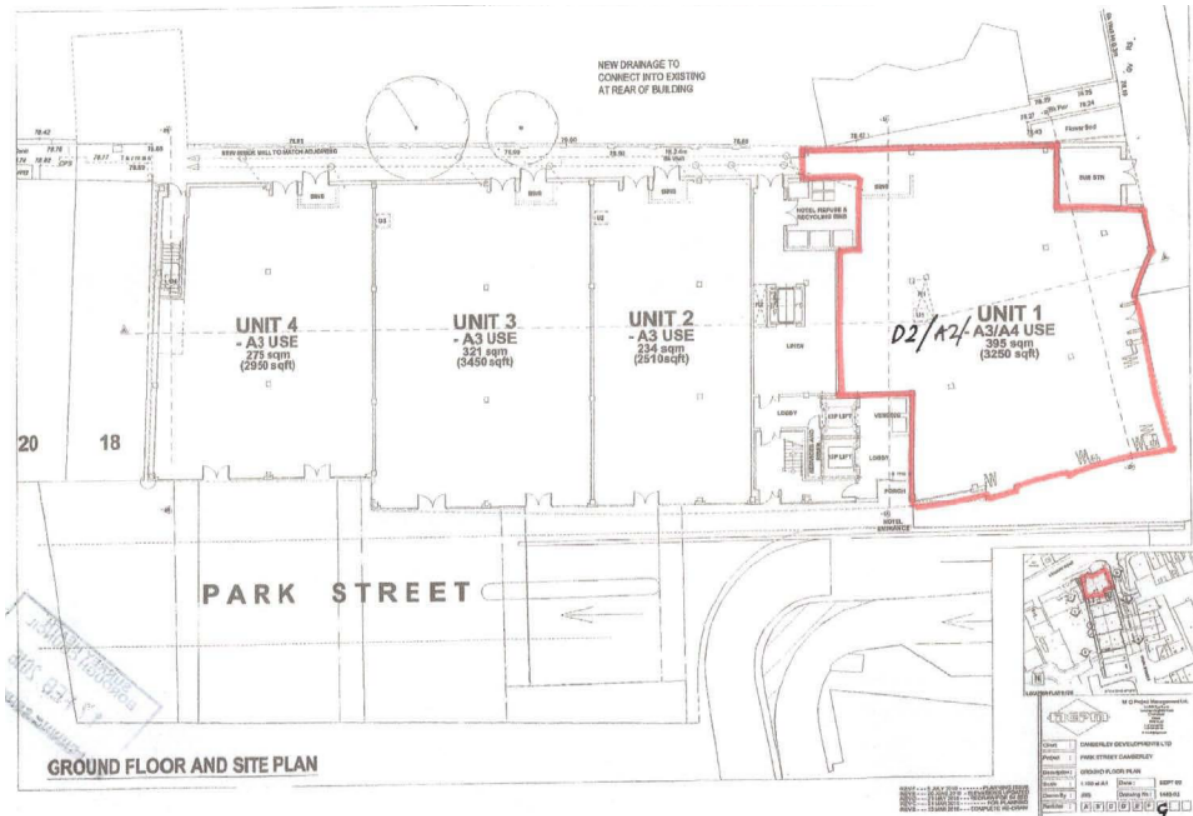
Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.



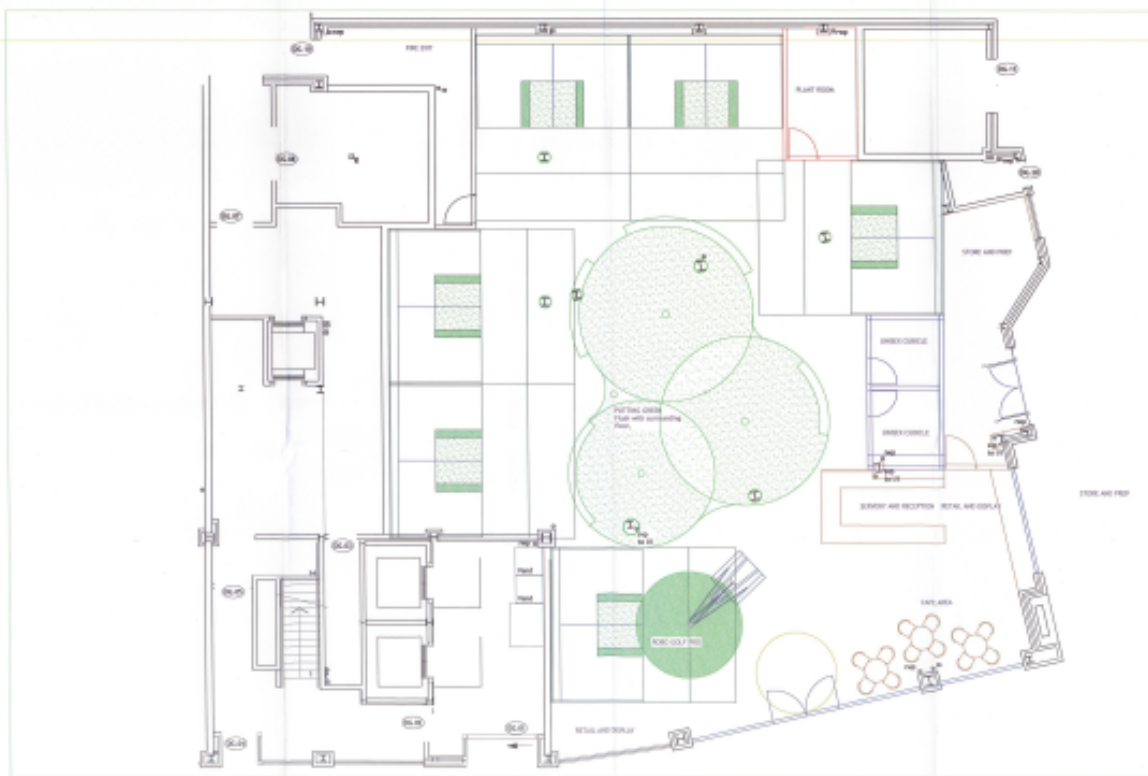


<b>Title</b>	Planning Applications		<b>Page</b>	6 of 8
<b>Application number</b>	16/0156		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY		<b>Date</b>	19-04-2016
<b>Proposal</b>	Variation of Condition 3 of planning permission SU/10/0537 (relating to the erection of a part four, part five storey building to comprise restaurants (Class A3), drinking establishment (Class A4) and a 95 bedroom hotel (Class C1) to allow the use of			
				

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Existing Site Plan



Proposed Layout



View from Park Street



View from London Road

2016/0192

Reg Date 25/02/2016

St. Michaels

**LOCATION:** UNIT1, 12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY  
**PROPOSAL:** Installation of shopfront.  
**TYPE:** Full Planning Application  
**APPLICANT:** Camberley Properties Ltd  
**OFFICER:** Duncan Carty

**This application would normally be determined under delegated powers, however, it is being reported to the Planning Applications Committee because it is linked to application SU/15/0156 being reported elsewhere on this Agenda.**

**RECOMMENDATION: GRANT subject to conditions**

**1.0 SUMMARY**

- 1.1 The proposal relates to the installation of a shopfront for a vacant ground floor unit within Camberley Town Centre, and is being presented alongside applications to allow the use of the unit for a indoor golf leisure purpose (in place of the authorised restaurant/drinking establishment), and advertising for the proposed use. The application site falls within the secondary retail frontage within the retail centre.
- 1.2 The current proposal is not CIL liable. The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety. As such the proposal is acceptable and the application is recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application site lies on the west side of Park Street, at the road junction with A30 London Road. The application property is a vacant unit under the four storey Premier Inn hotel, the corner unit which is at the end of the secondary retail parade within the retail centre. The unit is one of four units provided as a part of the hotel development which have remained vacant since built (in 2011). The RMA lies on the opposite side of London Road and the job centre lies on the opposite side of Park Street, with office building, 193-199 London Road at the rear. There is no on-site parking at the site. The unit has a floorspace of about 395 square metres.

**3.0 RELEVANT PLANNING HISTORY**

- 3.4 SU/16/0156 Variation of Condition 3 of planning permission SU/10/0537 to allow the use of a vacant restaurant/drinking establishment unit for leisure purposes (Class D2) as an indoor golfing centre.  
*This application is being reported elsewhere on this agenda.*
- 3.5 SU/16/0191 Installation of signage.  
*This application is being reported elsewhere on this agenda.*



## **4.0 THE PROPOSAL**

- 4.1 The proposal relates to the installation of a shopfront for a currently vacant ground floor unit. The shopfront would be in connection with the proposed change of use of the premises to an indoor golf centre and would include window displays to the Park Street and part of the London Road frontage, between existing pillars. The windows would be framed with powder coated aluminium frames, with matching doors.

## **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections.

## **6.0 REPRESENTATIONS**

At the time of the preparation of this report, no representations had been received.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The application site falls within the retail centre of Camberley. The proposal is not CIL liable. The current proposal is to be assessed against Policies CPA, CP8, CP10, CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework (NPPF), Policies TC2, TC3 and TC6 of the Camberley Town Centre Area Action Plan 2014 (AAP) and advice contained in the Camberley Town Centre Masterplan and Public Realm Strategy SPD 2015 (PRS).
- 7.2 The main issues in the consideration of this application are:
- Impact on townscape character and the public realm;
  - Impact on residential amenity; and
  - Impact on highway safety.

### **7.3 Impact on townscape character and the public realm**

- 7.3.1 The current proposal would provide a shopfront within the retail parade. This would be a modern shopfront but not harm the traditional characteristics of the town centre as it would complement an existing modern building. As such, no objections are raised on townscape character grounds, with the proposal complying with Policy DM9 of the CSDMP 2012 and Policy TC2 of the AAP.
- 7.3.2 The unit whilst at the end of the retail parade, is nevertheless, at an important location being an arrival point to the town centre from the London Road. It is considered that the proposed shopfront with window displays would support the secondary retail frontage of Park Street; and, add life to this part of the town currently devoid of activity and with a negative perception. The proposal would therefore improve the appearance of the public realm, consistent with the aims and objectives of the PRS. To ensure, however, that the unit retains its appearance as an active frontage it is considered necessary to impose a condition to control the type of glazing and so condition 2 is recommended.

#### **7.4 Impact on residential amenity**

- 7.4.1 The nearest residential properties are located in North Court to the south of the hotel development. The proposal would have no demonstrable harm to these residents.
- 7.4.2 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

#### **7.5 Impact on highway safety**

- 7.5.1 The proposal would have no discernible impact on highway safety. The County Highway Authority has not raised any objections to the proposal. As such, the proposed development is considered to be acceptable on highway grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

### **8.0 CONCLUSION**

- 8.1 The proposed development is considered to be acceptable in relation to its impact on townscape character and the public realm, residential amenity and highway safety. As such, the proposal is considered to be acceptable and is recommended for approval.

### **9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

### **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

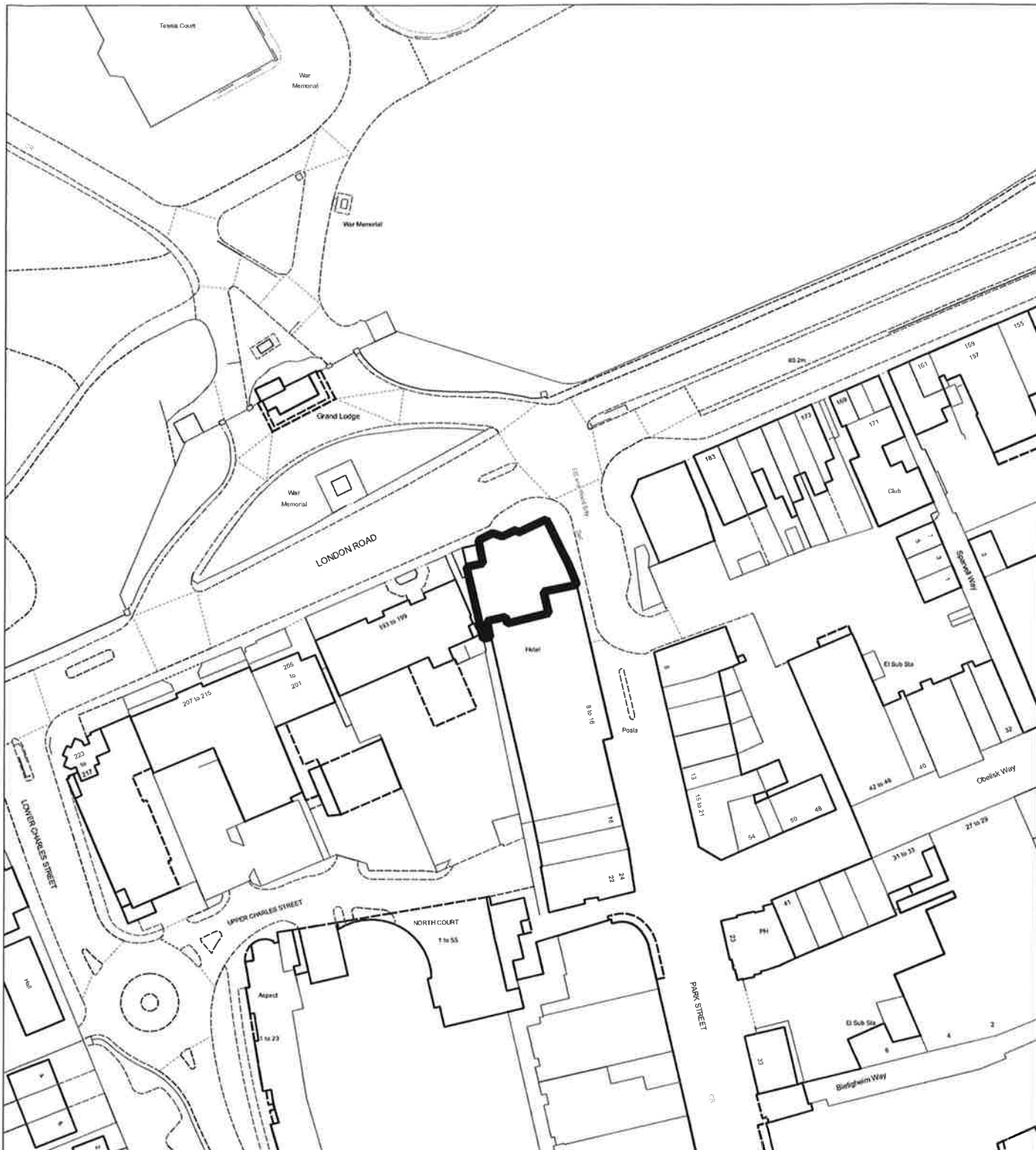
2. The glazing at ground floor level shall be maintained as transparent glazing (without internal boarding or vinyls) to the satisfaction of the Local Planning Authority.

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 Policy TC2 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: Elevation drawings to London Road, Park Street and part London Road/Park Street and 148301 Rev. G, 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.



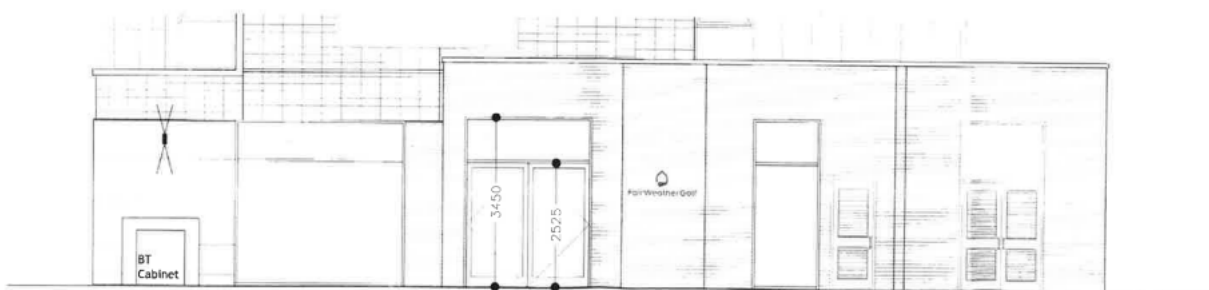
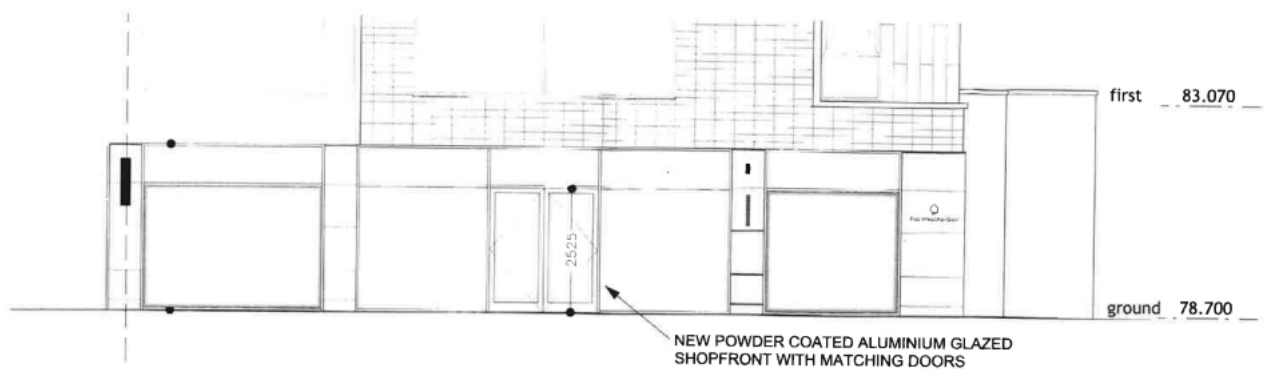


<b>Title</b>	Planning Applications		<b>Page</b>	8 of 8
<b>Application number</b>	16/0192		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY		<b>Date</b>	19-04-2016
<b>Proposal</b>	Installation of shopfront.			
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016		

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15/0192 – UNIT 1, 12-16 PARK STREET & 191 LONDON ROAD, CAMBERLEY

For site plan and site photographs please see SU/15/0156.



Proposed Elevations

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2016/0191

Reg Date 14/03/2016

St. Michaels

**LOCATION:** UNIT 1, 12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY  
**PROPOSAL:** Installation of 2 No. fascia signs and 1 No. projecting sign.  
**TYPE:** Advert - (Non-Illuminated)  
**APPLICANT:** Camberley Properties Ltd  
**OFFICER:** Duncan Carty

**This application would normally be determined under delegated powers, however, it is being reported to the Planning Applications Committee because it is linked to application SU/15/0156 being reported elsewhere on this Agenda.**

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The proposal relates to the installation of non-illuminated signage in connection with the change of use of the unit to an indoor golf leisure purpose (in place of the authorised restaurant/drinking establishment), and a shopfront for the proposed use. The application site falls within the secondary retail frontage within the retail centre.
- 1.2 The current proposal is considered to be acceptable in terms of its impact on amenity and public safety. As such the proposal is acceptable and the application is recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application site lies on the west side of Park Street, at the road junction with A30 London Road. The application property is a vacant unit under the four storey Premier Inn hotel, the corner unit which is at the end of the secondary retail parade within the retail centre. The unit is one of four units provided as a part of the hotel development which have remained vacant since built (in 2011). The RMA lies on the opposite side of London Road and the job centre lies on the opposite side of Park Street, with office building, 193-199 London Road at the rear. There is no on-site parking at the site. The unit has a floorspace of about 395 square metres.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/16/0156 Variation of Condition 3 of planning permission SU/10/0537 to allow the use of a vacant restaurant/drinking establishment unit for leisure purposes (Class D2) as an indoor golfing centre.

*This application is being reported elsewhere on this agenda.*

3.2 SU/16/0192 Installation of a shopfront.

*This application is being reported elsewhere on this agenda.*

#### **4.0 THE PROPOSAL**

- 4.1 The proposal relates to the installation of non-illuminated signage in connection with the proposed change of use to an indoor golf centre. The signage would include the installation of fascia signage and a projecting sign, to be positioned between the shopfronts for the unit.
- 4.2 The size of the projecting sign would be 500 mm<sup>2</sup> and be located on the Park Street elevation. The fascia sign on the London Road frontage would have a length of 1300 mm and width 500 mm; and, the fascia sign on Park Street would have a length of 800 mm and width 300 mm. The fascia/name signage would be green with the projecting sign green with black lettering.

#### **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections.

#### **6.0 REPRESENTATIONS**

At the time of the preparation of this report, no representations had been received.

#### **7.0 PLANNING CONSIDERATIONS**

- 7.1 Regulation 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 states that: *'...a local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.'*
- 7.2 Paragraph 67 of the NPPF states:
- 'Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking into account cumulative impacts.'*
- 7.3 The application site falls within the retail centre of Camberley. The current proposal is to be assessed against Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP), Policy TC11 of the Camberley Town Centre Area Action Plan 2014 (AAP) and the National Planning Policy Framework (NPPF). The main issues in the consideration of this application are therefore:
- Impact on amenity; and
  - Impact on public safety.

#### **7.4 Impact on amenity**

7.4.1 The current proposal would provide relatively modestly scaled signage (with two fascia signs and one projecting sign only), when compared with the size of the unit and the building as a whole, which would be acceptable in this location. As such, no objections are raised on character grounds, with the proposal complying with Policy DM9 of the CSDMP and Policy TC2 of the AAP.

#### **7.5 Impact on public safety**

7.5.1 The proposal would have no discernible impact on public safety. The County Highway Authority has not raised any objections to the proposal. As such, the proposed development is considered to be acceptable on highway grounds, complying with Policies CP11 and DM11 of the CSDMP.

### **8.0 CONCLUSION**

8.1 The proposed development is considered to be acceptable in relation to its impact on amenity and public safety. As such, the proposal is considered to be acceptable and is recommended for approval.

### **9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

### **10.0 RECOMMENDATION**

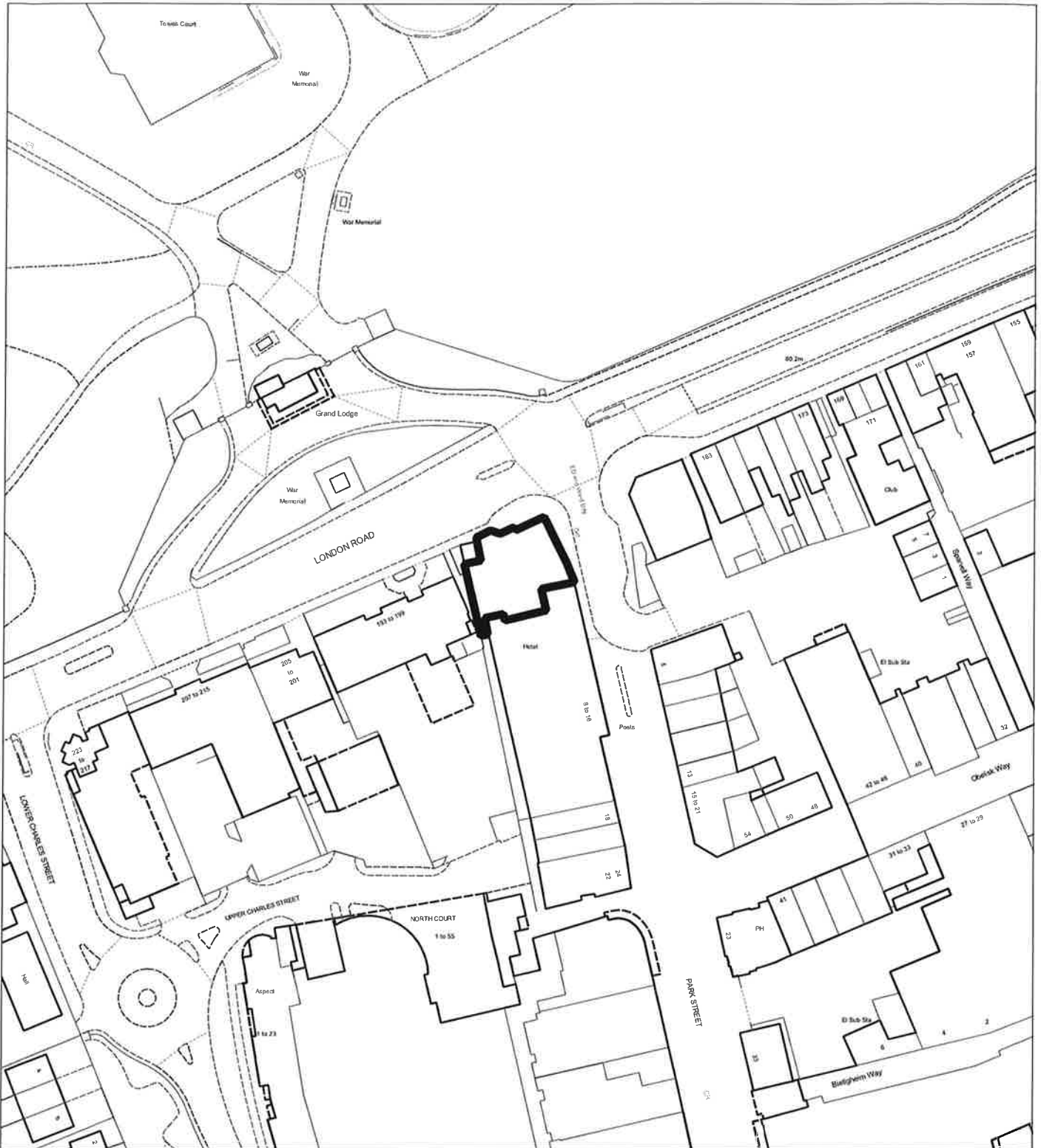
GRANT subject to the following conditions:-

1. (a) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.  
  
(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.  
  
(c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.  
  
(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(e) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: To comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

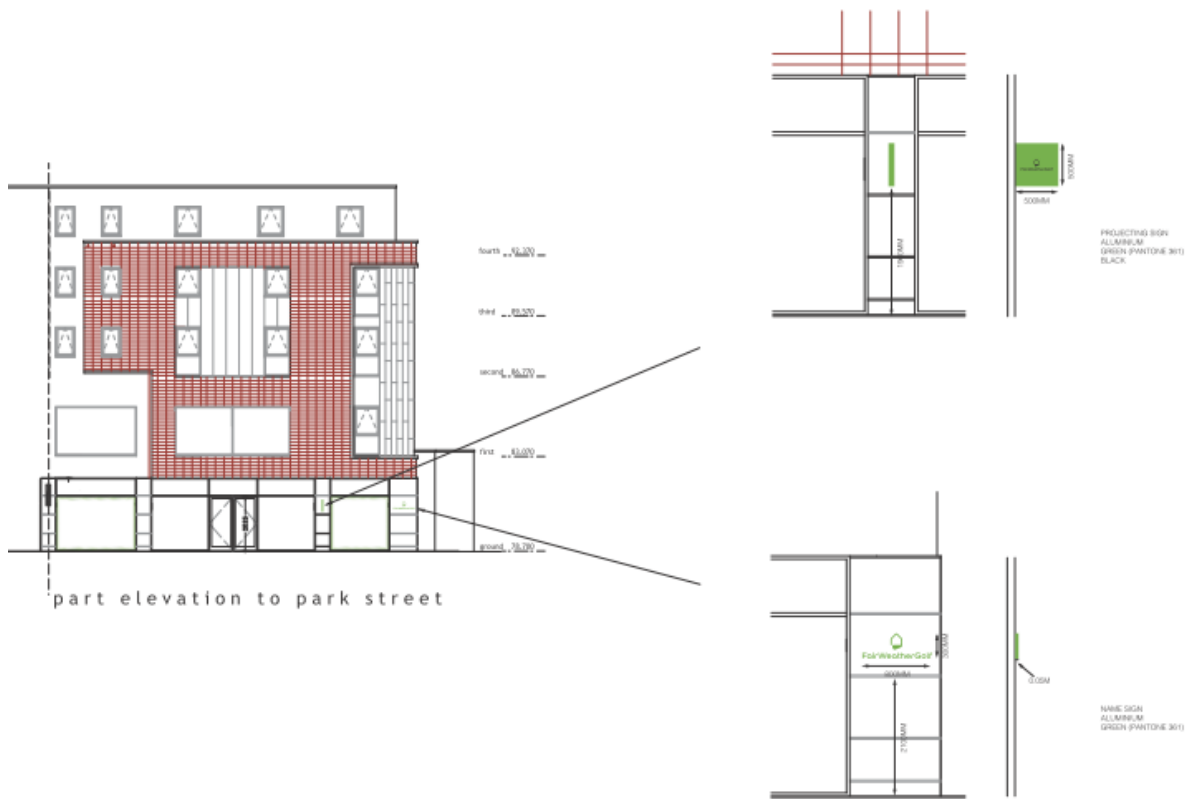




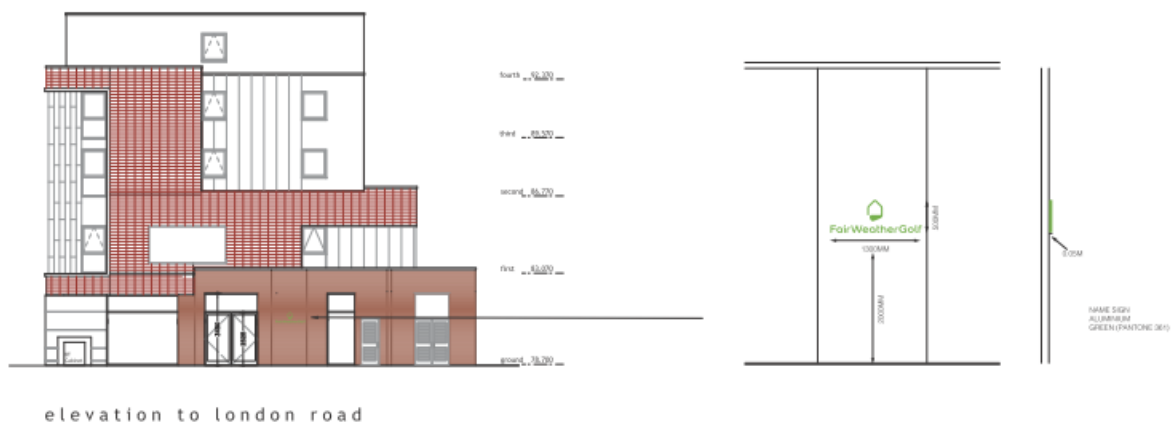
<b>Title</b>	Planning Applications		<b>Page</b>	7 of 8
<b>Application number</b>	16/0191		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY		<b>Date</b>	19-04-2016
<b>Proposal</b>	Installation of 1 No. fascia sign and 1 No. projecting sign.			
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For site plan and site photographs please see SU/15/0156.



Proposed Park Street Elevation



Proposed London Road Elevation

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2015/1123

Reg Date 06/01/2016

Mytchett/Deepcut

**LOCATION:** 9 CROFTERS CLOSE, DEEPCUT, CAMBERLEY, GU16 6GH  
**PROPOSAL:** The conversion of existing garage into a store/games room and the erection a single storey extension to this building to serve as a gym. (Amended plans rec'd 09/03/16).  
**TYPE:** Full Planning Application  
**APPLICANT:** Ms L Merran  
**OFFICER:** Sadaf Malik

**This application would normally be determined under the Council's Scheme of Delegation, however, at the request of a local ward councillor it is has been called in for determination by the Planning Applications Committee.**

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The application seeks planning permission for the conversion of the existing detached garage into a storage/games room and the erection of a single storey extension to this building to serve as a gym.
- 1.2 The proposal is considered to be acceptable in terms of its impact on local character and residential amenity. The application is therefore recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Deepcut as defined by the inset plan to the Surrey Heath Core Strategy and Development Management Policies 2012 DPD. The character of the area is residential housing and the immediate location has a tight urban grain. The architectural styles are fairly uniform. Parking is provided on the plot in garages, drives and on the road.
- 2.2 The application site is a detached two and a half storey dwelling house, which has off road parking on the drive, a double garage and access onto Crofters Close. The site has a flat topography with hard and soft landscaping. The front garden is semi-enclosed with site boundary treatments consisting of a metal fence and low ornamental planting. The site boundary treatments for the rear garden are mixed with a brick wall and a wooden fence. The front and rear garden are of modest size.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 None, relevant to the current proposal. Please note that under the original consent for the site permitted development rights for garage conversions have been removed.

### 4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the conversion of the existing garage into a store / games room and the erection of a single storey extension to this building to serve as a gym.

- 4.2 The proposed extension would have a depth of 5.2m, width of 6m, and maximum eaves of 2.5m with a flat roof.
- 4.3 External changes to the garage itself are limited to the front elevation garage doors being replaced with a pedestrian door and infill panels.

## 5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority: No highway requirements.

## 6.0 REPRESENTATION

- 6.1 At the time of preparation of this report three representations have been received in objection.
- 6.2 Two objections received related to a previous set of plans which featured a two storey extension to the garage and an increased ridge height of the building. These objections are summarised below:
- Out of character, a large scaled development and would have a negative impact on the character of the street scene *[See paragraph 7.3]*
  - Overbearing and loss of sunlight *[See paragraph 7.4]*
  - Noise impact *[See paragraph 7.4.3]*
  - Scale and dominance with close proximity to the neighbour's house and a loss of privacy *[See paragraphs 7.4]*
- 6.3 Amended plans for the development as described in section 4 of this report were received on the 9 March to address objections and concerns raised by officers. A further consultation was undertaken and a further objection received from one of the previous objector's. This response maintains an amenity based objection.

## 7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF), Policies DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) are relevant to the consideration of this planning application.
- 7.2 It is considered that the main issues to be considered in the assessment of this proposal are:
- Impact on the character of the area;
  - Impact on residential amenities; and,
  - Impact on the highway.

### **7.3 Impact on the character of the area**

- 7.3.1 Policy DM9 of the CSDMP is reflective of the NPPF and requires development to be of high design and quality to respect and enhance the character of the area, paying particular regard to scale, materials, massing, bulk and density.
- 7.3.2 The conversion of the garage will involve minor external changes which subject to the use of matching materials would not harm the character of the property or the wider area. The introduction of a flat roof extension to this building is not ideal, however the desire to reduce the mass of the structure in what is a tight urban environment is welcomed. Moreover views of this element of the proposal would be limited to oblique views and would be seen against the backdrop of both the existing development on site and the side elevation of 16 Durham Drive to the rear. In this context the scale and siting of the proposed extension is considered acceptable and would not result in significant harm to the character of the area. The proposal is therefore considered to support the aims and objectives of Policy DM9.

### **7.4 Impact on residential amenity**

- 7.4.1 The NPPF sets out amenity standards for all existing and future occupants of land and buildings. Policy DM9 sets out guidelines for new development proposals in respect to amenities of the occupiers of the neighbouring properties.
- 7.4.2 No.16 Durham Drive has a 1m separation distance to the shared boundary with No.9 and would be sited closest to the proposed extension and garage conversion. The proposed extension to the garage would run the length of the flank elevation of No.16 and at 2.5m in height would stand approximately 0.4m higher than the standard sized boundary fence which demarks this boundary. The separation distance, combined with the 2.5m eaves and the intervening boundary would be sufficient to prevent any significant overbearing or overshadowing impacts. No windows are proposed in the elevation facing this neighbour and so there would be no adverse loss of privacy.
- 7.4.3 The revised proposed floor plans do not provide any primary accommodation in the form of a shower room or W.C and a condition could be imposed to prevent such installations. Concern has been raised in regard to noise and the proposed uses of the resulting ancillary space; however the provision of a games rooms and a home gym in the outbuildings are a relatively common form of development and one which often falls within the remit of permitted development. With this in mind an objection to the principle of an outbuilding being used as a home gym for purely ancillary purposes cannot reasonably be raised.
- 7.4.4 The proposal would have a 6.4m separation distance to the front boundary treatment and a total 14.4m separation distance to the flank wall of No.8; and, would have a 10.3 m separation distance to the northern rear boundary and a total 22 m separation distance to the rear elevation wall of no. 15 Durham Drive. Given these distances it is considered no significant overlooking or any other harm to amenity would arise for these neighbours. The distance to any other neighbours is sufficient to prevent any material loss of amenity.
- 7.4.5 In light of the above the proposal would not cause a harmful relationship on the amenity of neighbours and is therefore considered to comply with Policy DM9 of the CSDMP 2012.

## **7.5 Impact on the highway**

- 7.5.1 The parking is accommodated on the front drive for two parking spaces and therefore it is considered that the conversion of the garage would not significantly affect the parking arrangements. The County Highways Authority raise no objection and it is therefore envisaged that the proposed development would not conflict with the aims of Policy DM11 of the CSDMP 2012.

## **7.6 Other matters**

- 7.6.1 Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This proposal has a net increase in residential floor area of less than 100 square meters and is not CIL liable.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF by providing feedback through the validation process including information on the website, correcting identified problems and ensuring the application was correct and could be registered.

## **9.0 CONCLUSION**

- 9.1. The design and massing of the proposal is considered acceptable in character terms and there are no policy grounds to object to the proposed architecture and general design. The proposal is not considered to be harmful to residential amenity and there is no highway objection. Accordingly it is recommended the application be approved.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The building works, hereby approved, shall be constructed in external fascia materials; as stated in question 10 of the planning application form which was dated 22.12.15.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The proposed development shall be built in accordance with the following approved plans: 706-1 REV A, 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.

4. The development hereby approved shall only be occupied ancillary to the use of the dwelling 9 Crofters Close for purposes incidental to the enjoyment of the property for domestic needs or personal enjoyment of the occupants of the dwellinghouse. No primary living accommodation shall be installed within the development unless otherwise agreed in writing by the Planning Authority.


Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way severed from the main dwelling to provide a self contained dwelling unit to the detriment of the character of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

#### Informative(s)

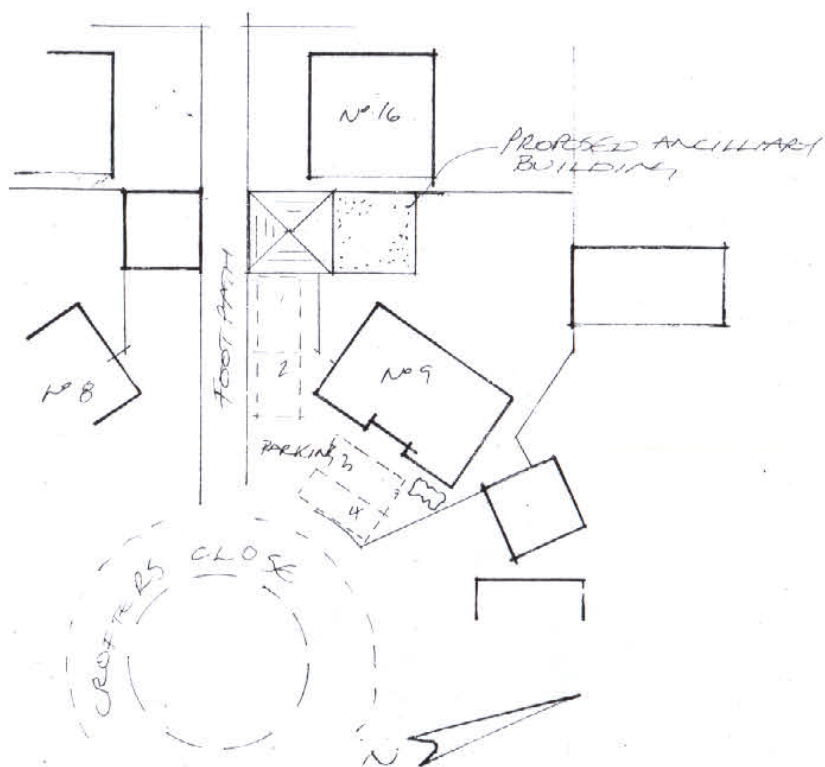
1. In respect of condition 4 the applicant is advised that primary living accommodation includes use such as a bedroom, bathroom or kitchen.
2. Party Walls (etc) Act 1996 DE3
3. Advice regarding encroachment DE1

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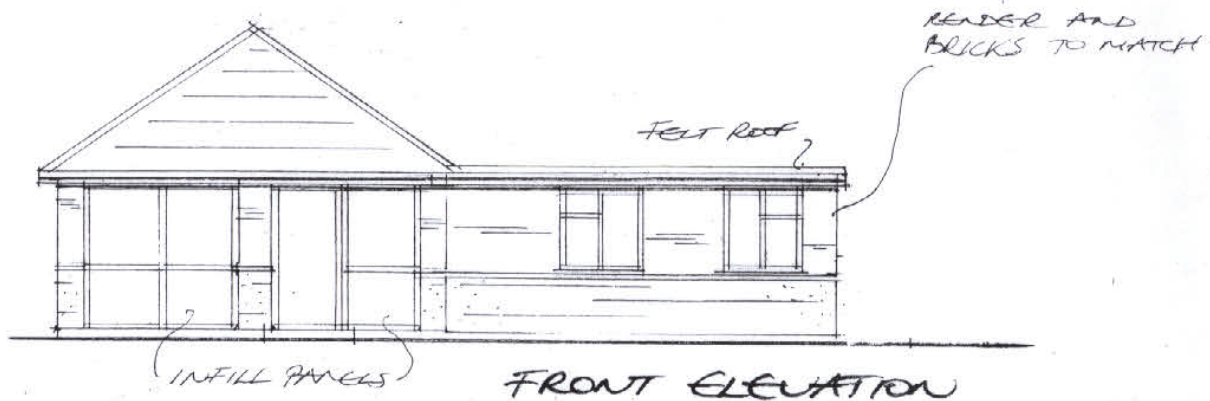
<b>Title</b>	Planning Applications		<b>Page</b>	3 of 8
<b>Application number</b>	15/1123		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	9 CROFTERS CLOSE, DEEPCUT, CAMBERLEY, GU16 6GH		<b>Date</b>	19-04-2016
<b>Proposal</b>	The conversion of existing garage into a store/games room and the erection a single storey extension to this building to serve as a gym. (Amended plans rec'd 09/03/16).			
<small>Version 3</small>	<small>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</small>			

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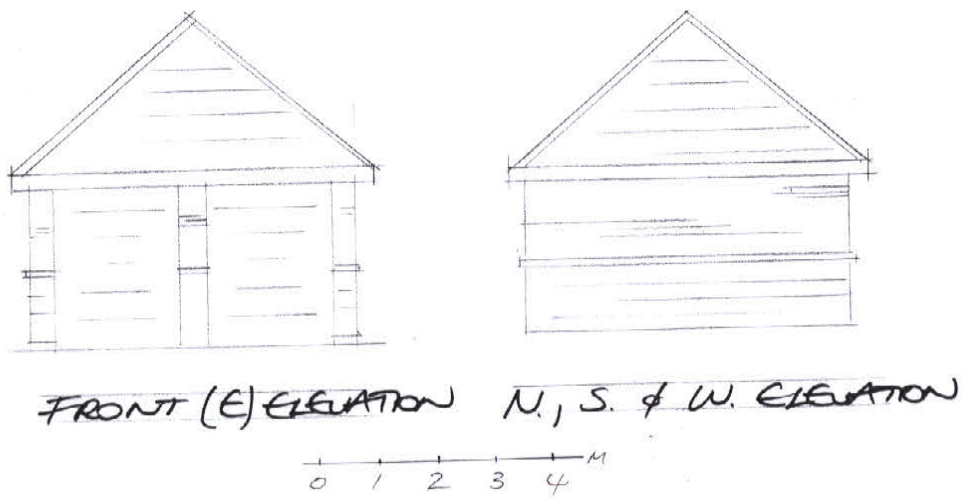


ROOF & BLOCK PLAN  
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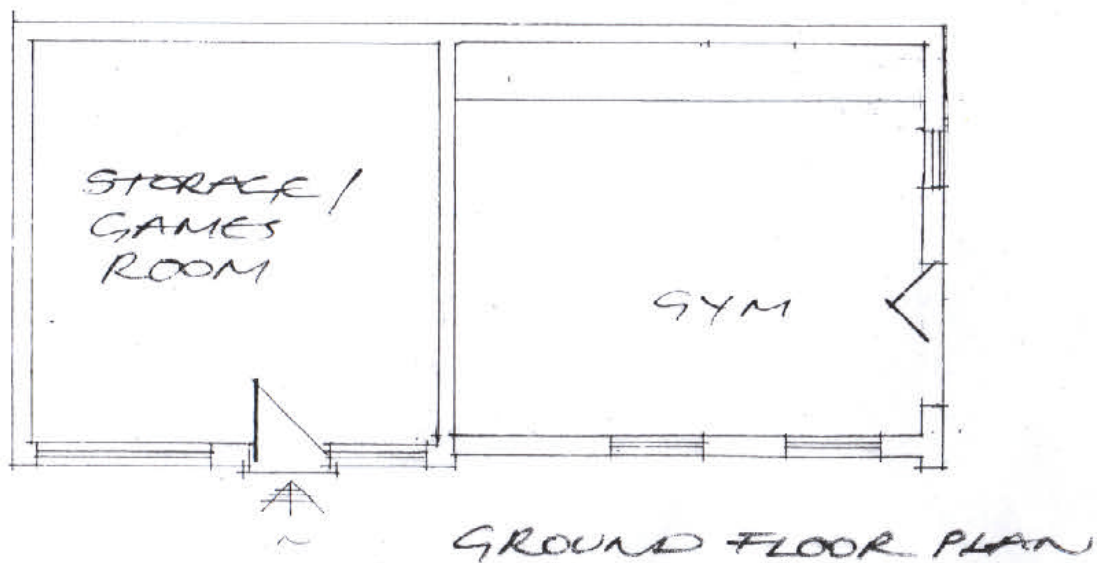
Proposed Site Plan



Proposed elevation.



Existing front elevation



Proposed Floor Plans



View of the double garage, drive and No.16's flank wall.





View from No.9's rear garden looking towards the flank wall of No.16.



2016/0274

Reg Date 21/03/2016

St. Pauls

**LOCATION:** HEATHERBANK COTTAGE, 11 CHURCH HILL, CAMBERLEY, GU15 2HA  
**PROPOSAL:** The erection of a single storey front extension.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Brooks  
**OFFICER:** Sadaf Malik

**This application is referred to the Planning Applications Committee in line with the Council's Scheme of Delegation as the applicant is an Elected Member and is related to a Council employee.**

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 This application seeks planning permission for an extension to the property. The report concludes that the development proposed would not be harmful to the character of the host property or the wider Conservation Area within which the property sits. The scale of the proposal is modest and would form a subservient addition to the dwelling house. In addition, no harm would arise to any neighbouring residential amenity. The application is therefore recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application property is part of a larger historically subdivided property located on the north side of Church Hill.
- 2.2 The dwelling features as one of small group of locally listed buildings (Heatherbank and 13 Church Hill Cottage) within the Upper Gordon Road to Church Hill Conservation Area and is described within the Conservation Area Appraisal as follows:

*Late 19<sup>th</sup> Century. White painted brickwork. House set side on to road. Two-hipped grey slate roof with decorative red ridge tiles, centrally divided. Two storeys. Several decorative brick chimneys' road side one painted white. Two pane sash windows. Front door to side with flat roof over. Long white wash brick garden wall to front. Wash house in gardens.*

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 None, relevant to the current proposal.

### 4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the erection of a front extension to the property to form a kitchen extension and porch area. The proposal would stand 3.2m high with a mono pitch roof and have an eaves height of 2.2m. The floor area would be 1.9m deep and

5.2m wide. A door and window would feature on the front elevation, a single window to one side and two roof lights would be in the mono pitch roof.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Highway Authority No comments.

## **6.0 REPRESENTATION**

- 6.1 At the time of writing this report one letter of support has been received.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The proposal is considered against the principles of the National Planning Policy Framework (NPPF); DM9 (Design Principles) and DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). The proposal will also be considered against the guidance and advice of the Upper Gordon Road to Church Hill Conservation Area Appraisal. The guiding principles of the Wooded Hills (within which the application site sits) and the Contemporary Paved Estates (opposite) as defined by the Western Urban Character Area SPD (WUCA SPD) are also relevant.

- 7.2 It is considered that the main issues to be addressed in assessing this application are:

- The impact on the character of the locally listed host property and the wider area including adjoining locally listed buildings and Conservation Area; and,
- Impact on residential amenity.

### **7.3 Impact on character and heritage assets**

- 7.3.1 The NPPF has a presumption in favour of sustainable development and securing high quality design, as well as taking account of the character of different areas. However, the NPPF rejects poor design that fails to take the opportunity to improve the character and quality of an area. Policy CP2 (Sustainable Development and Design) of CSDMP 2012 is reflective of the NPPF as it requires development to ensure that all land is used effectively within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. Policy DM17 takes this further by requiring development to promote and enhance the conservation and enhancement of the asset and its setting. The relevant guiding principles of the WUCA SPD seek to protect the verdant and open character of the area.

- 7.3.2 The proposed development is modest in scale and would be screened from much of the site frontage by the existing mixed boundary treatment. Notwithstanding this, the scale, sympathetic proportions and detailing proposed are such that the proposal would not harm the historic character of the host property or the grouping of locally listed buildings within which it sits. Similarly, the siting of the proposal coupled with its modest form and sympathetic detailing would serve to ensure that the proposal promotes and enhances the special qualities of the area which go to the heart of its Conservation Area Designation. The proposal has also been reviewed by the Historic Buildings Officer and no objection raised.

7.3.3 The proposal would not result in any landscape features of merit and nor would it result in a noticeable loss of space in the street scene.

7.3.4 In light of the assessment above the proposal is considered to be acceptable and compliant with the aims and objectives of the WUCA SPD, the Conservation Area Appraisal, the CSDMP 2012 and the NPPF.

#### **7.4 Impact on residential amenity**

7.4.1 The NPPF sets out a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 ensures that any new proposals respect the amenities of the occupiers of the neighbouring properties and uses.

7.4.2 The proposed development's side elevation would be facing the shared boundary to the north (no.9 Church Hill) with a separation gap of 0.5m would be maintained. The shared boundary treatment in this location is a wall and a site observation notes that whilst the neighbouring property has a ground floor window and door on the elevation nearest to the siting of the proposed extension views are already marginally obscured from these glazed aspects by the boundary wall. Having regard to this existing arrangement the proposed 1.9m deep extension with its sympathetic roof form would not materially impact on the residential amenities the occupiers of that property currently enjoy.

7.4.3 The proposed development is considered sufficient distance from all other neighbouring properties as to not give rise to any harm. The proposal is therefore considered to be acceptable in terms of Policy DM9 and the NPPF.

#### **7.5 Other matters**

7.5.1 Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This proposal has a net increase in residential floor area of less 100 square metres and is not CIL liable.

### **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF by providing feedback through the validation process including information on the website, correcting identified problems and ensuring the application was correct and could be registered.

### **9.0 CONCLUSION**

9.1. The design and massing of the proposal is considered acceptable in character and heritage terms. The proposal is not considered to give rise to any amenity objection. Accordingly it is recommended the application be approved.

## 10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

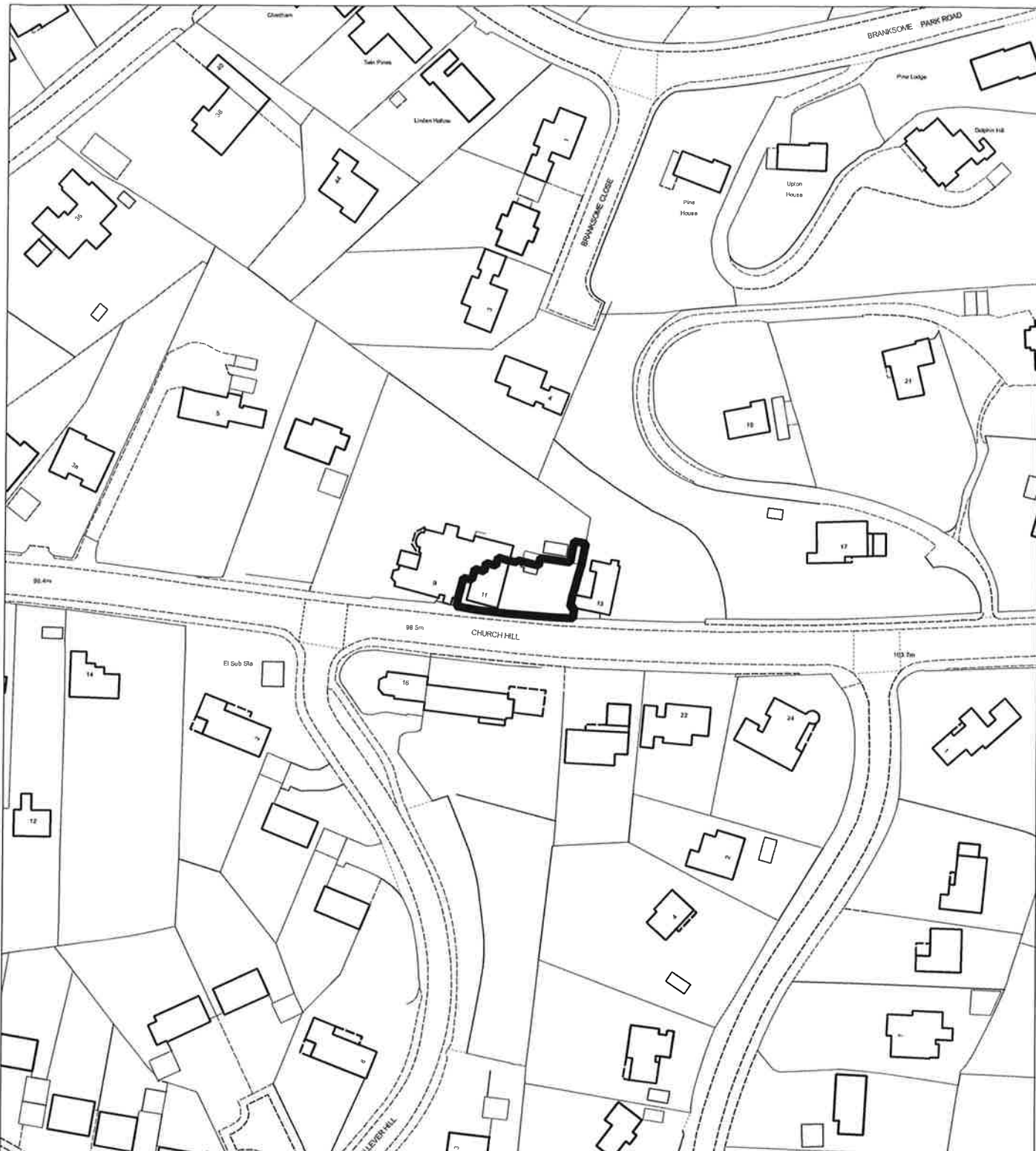
Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

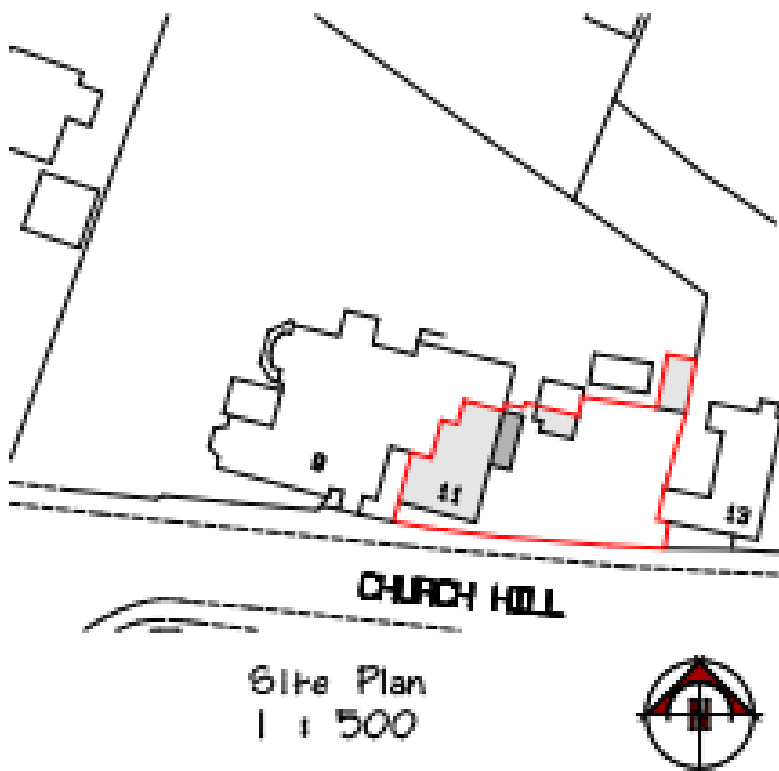
3. The proposed development shall be built in accordance with the following approved plan 15/16/091/2 Rev A unless the prior written approval has been obtained from the Local Planning Authority.

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



<b>Title</b>	Planning Applications		<b>Page</b>	2 of 8
<b>Application number</b>	16/0274		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	HEATHERBANK COTTAGE, 11 CHURCH HILL, CAMBERLEY, GU15 2HA		<b>Date</b>	19-04-2016
<b>Proposal</b>	The erection of a single storey front extension.			
Version 2	© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016			

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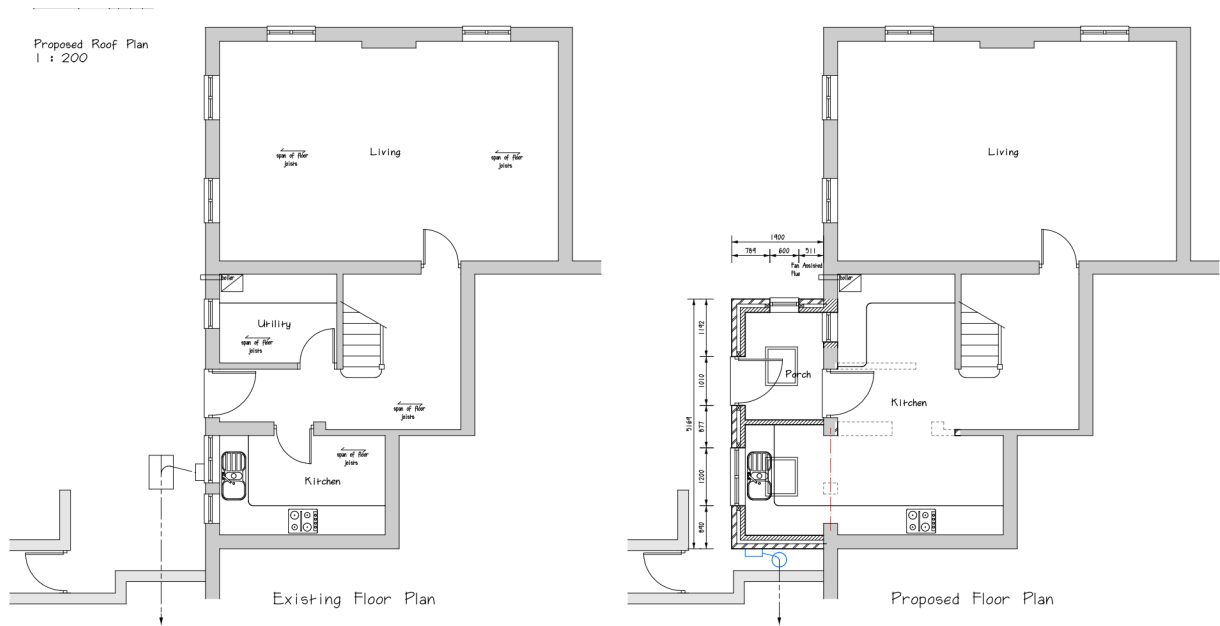


Proposed Site Plan



Proposed Elevations

Proposed Elevations



Existing and Proposed Floor Plans.



View from the front garden, showing the front elevation, the site boundary and beyond the boundary.





View from the neighbours garden.



View of the shared boundary with the neighbour.





View of the application site from Church Hill Road.



View of the front elevation of the application site.

TREE PRESERVATION ORDER

Portfolio
Ward(s) Affected:

**Purpose**

**To seek authority to confirm Tree Preservation Order No. 04/15 as Confirm unopposed**

Background

1. On 16/10/2015 the Executive Head of Regulatory Services authorised the making of a Tree Preservation Order (TPO) in accordance with the Scheme of Delegation of functions to officers.
2. The TPO relates to land known as **12 Streets Heath, West End GU24 9QY**. The trees protected by the order is/are:

SCHEDULE

Trees specified individually  
(Encircled in black on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
	None	

Trees specified by reference to an area  
(Within a dotted black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
A1	All trees of any species within the area	See Plan

Groups of trees  
(Within a broken black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
	None	

Woodlands  
(within a continuous black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
	None	

3. It was considered expedient to make the TPO in the interests of:

### Expediency

Recent entire removal of a significant Oak tree to the north east corner of the site together with reported recent sales of land to adjacent properties presents a perceived threat to retained vegetation.

4. The TPO was made on 16/10/2015 and served upon the owner and occupier of the land affected by the tree preservation order together with the owners and occupiers of any land adjoining the land on which the tree is situated. In accordance with the Town and Country Planning (Trees) Regulations 1999, these parties were given 28 days to object or make written representations about the making of the tree preservation order. A copy of the order is appended to this report (Annex A).

### Representations / Objections

5. Details of Objections - A letter of objection dated 6 November 2015 was received from Mr G Donald of 3 Old Acre, West End, Surrey GU24 9JT.

Mr Donald raised an "objection in part" on the basis that Mr and Mrs Donald had been in discussion with the adjacent landowner and developer of 12 Streets Heath to secure the retention of screening vegetation, provision of boundary fencing and additionally to purchase 3m of the land adjacent their property. Mr Donald considers that there are a number of trees which should not be in the scope of the Order.

### Response to the Representations / Objections and Justification for the Order

6. Response - The Order was made in response to the purchase of a 3m strip of land to the east side of 12 Streets Heath and the subsequent removal of a mature and significant Oak adjacent 14 Streets Heath. As a result of this action, concerns were raised about the remaining vegetation within the acquired 3m strip of land on the eastern boundary and the potential risk of further tree removal and erosion of boundary screening.

The Order would offer a degree of constraint on the management of retained trees and provide for and secure appropriate tree replacement should future tree removals be required on the land which will now be outside the development site.

### Legal Advice

7. The power to make a TPO arises under Section 198 of the Town and Country Planning Act 1990. Under the Act, local planning authorities may make a tree preservation order if it appears to them to be expedient in the interests of amenity to make provision for the preservation of trees or woodland in their area. The Act does not define amenity, nor does it prescribe the circumstances in which it is in the interests of amenity to make a tree preservation order. In the Secretary of States' view, a tree preservation order should be used to protect selected trees and woodlands if their removal would have a significant impact upon the local environment and its enjoyment by the public.
8. Under the Town and Country Planning (Trees) Regulations 1999, before the local planning authority can confirm a TPO it must first consider any objections or representations duly made in respect of that order. Having considered any objections or representations, the local planning authority may then confirm the order with or without modification or may determine not to confirm the order. In terms of modifications to the order, there is no defined statutory limit on this power, although the Courts have held that this power cannot be used to effectively create a different order from the one originally imposed.

9. As the order contained a direction under Section 201 of the Town and Country Planning Act 1990 it took effect immediately upon the making of the order. If the Order is not confirmed within six months of the date upon which it was made, the provisional protection afforded by Section 201 comes to an end although the Council may still confirm the TPO after that time. In this instance, the protection will cease to be applicable on 1 April 2016.
10. Once confirmed, the validity of a TPO may not be questioned in any legal proceedings whatsoever, except by way of an application to the High Court under Section 288 of the Town and Country Planning Act 1990 within six weeks from the date on which any order is confirmed.

#### Local Plan Policy

11. Policy G24 of the Surrey Heath Local Plan 2000 states: -

*“The Borough Council will seek to retain any trees which make a significant contribution to the environment of a site, street or other area”*

The supporting text explains that trees are an essential feature of the built and countryside environments and that individually or in groups they make a valuable contribution to the visual amenity of the area. On the specific issue of tree preservation orders, the explanatory text to the policy states that an order can be imposed by the Council on individual trees, groups of trees or woodlands where it considers:

- a) that the tree or trees are in good health;
- b) that the tree or trees make a significant contribution to public amenity;  
and / or
- c) that there is a potential threat to their long term retention

#### Options

12. The options available to the Committee are:
  - a) to confirm the Order as originally imposed; or
  - b) to confirm the Order subject to modifications
  - c) not to confirm the making of the Order.

#### Recommendation

13. (a) That Tree Preservation Order 04/15 is Confirm unopposed.

Background Papers: Copy of letter of objection received on 12 November 2015 from Mr Donald.

Contact:

Arboricultural Officer

01276 707100

Email:

development.control@surreyheath.gov.uk

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Mr G Donald



**Ref BE/PW/TPO/04/15**

6<sup>th</sup> Nov15

**Tree Preservation Order No 04/15**

Dear Paul

Thank you for your letter dated 16<sup>th</sup> Oct 15 regarding the TPO 04/15 placed on 12 Streets Heath which is adjoining my property, as detailed in your letter, I would like to raise an objection in-part to the TPO.

You may not be aware that my wife and I did not object to the recent planning application for a 60 bed care home to be built at 12 Street's Heath. The reason why we did not object is because over a 6 month period, we consulted with the landowner and the new owners who are building the care home. We were extremely worried as to the impact on our home of having a very large 60 bed dwelling built next to our house.

During the consultations we took great care to agree with the developer that any proposed development would ensure, where possible, well established tree's would be well looked after and not felled. We live in an area where it is important to us that trees should be retained, as long as they are not dead or causing a hindrance to our property. The conclusion of these consultations was that we agreed with the developer that they would erect a 1.8 m fence, they would plant a series of hedges and a number of new trees the length of our boundary. We also agreed to purchase a 3m wide strip of land parallel with the existing boundary. The rationale behind buying this land was such that the new fence, hedge and trees would be 3m away from our property such that we would not be "hemmed in" and "over grown" with very large trees. The developer assured us that the new trees would be no taller than 20 feet. For your information, we now own this 3m strip of land.

Regarding the TPO I feel there are a number of trees which should not be in the scope of the TPO. The diagram and support details overleaf provide the rationale as to why.

Should you wish to discuss the TPO please do not hesitate to contact me

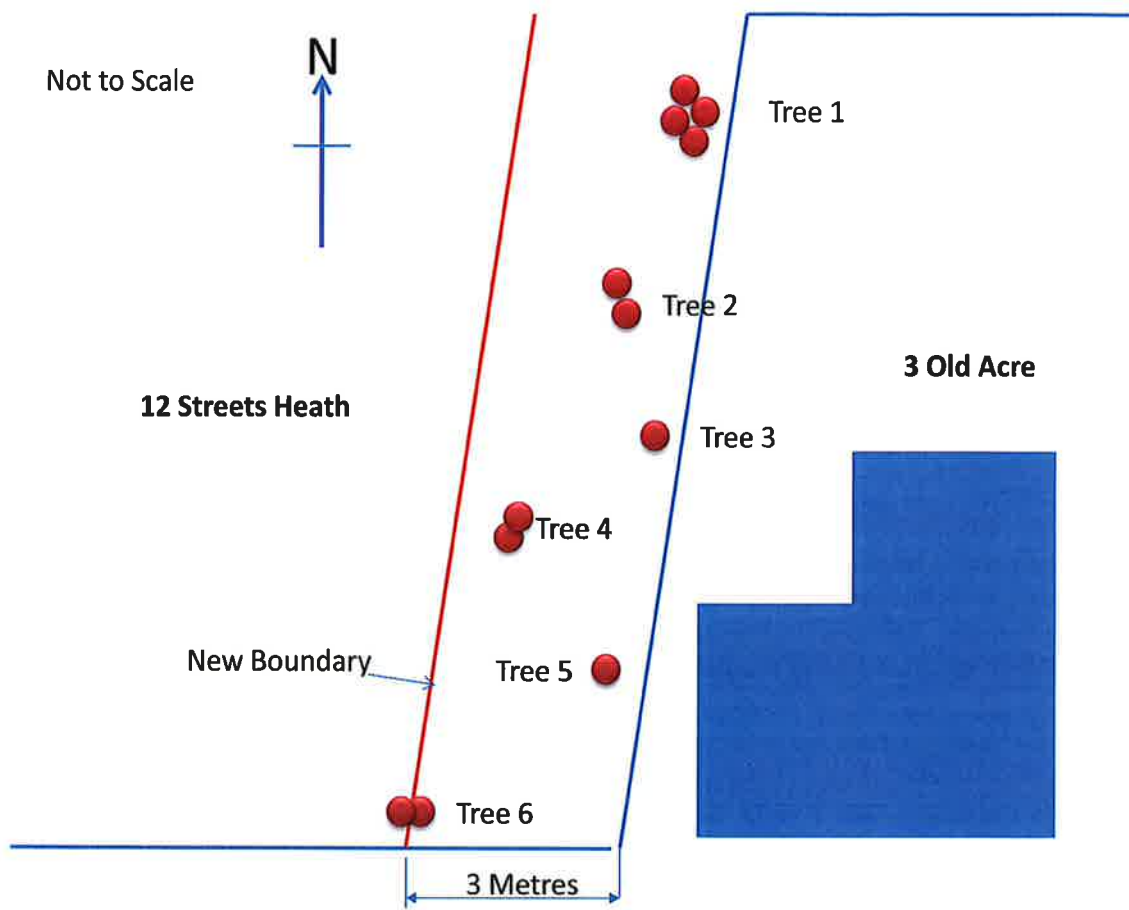
Best Regards



Gerry Donald







**Tree 1** consists of 4 stumps (which in my opinion could be removed as they are of no intrinsic value to the village)





**Tree 2** is well established but has only been growing on one side and is extremely lopsided



**Tree 3** below is also very lopsided and has grown on one side only. This tree is also covered in overgrown ivy



**Tree 4** below are a small set of three conifer trees, again that have grown lopsided.



**Tree 5** below is a very tall spruce tree that over the 11 years I have been living in my property has never grown properly and continually “falls to bits”. It continues to break branches off which are forever landing on my house. This tree needs some expert attention and should either be reshaped or possibly felled completely.

I do have a huge concern that at some time in the near future this spruce tree may well fall over onto my property!!



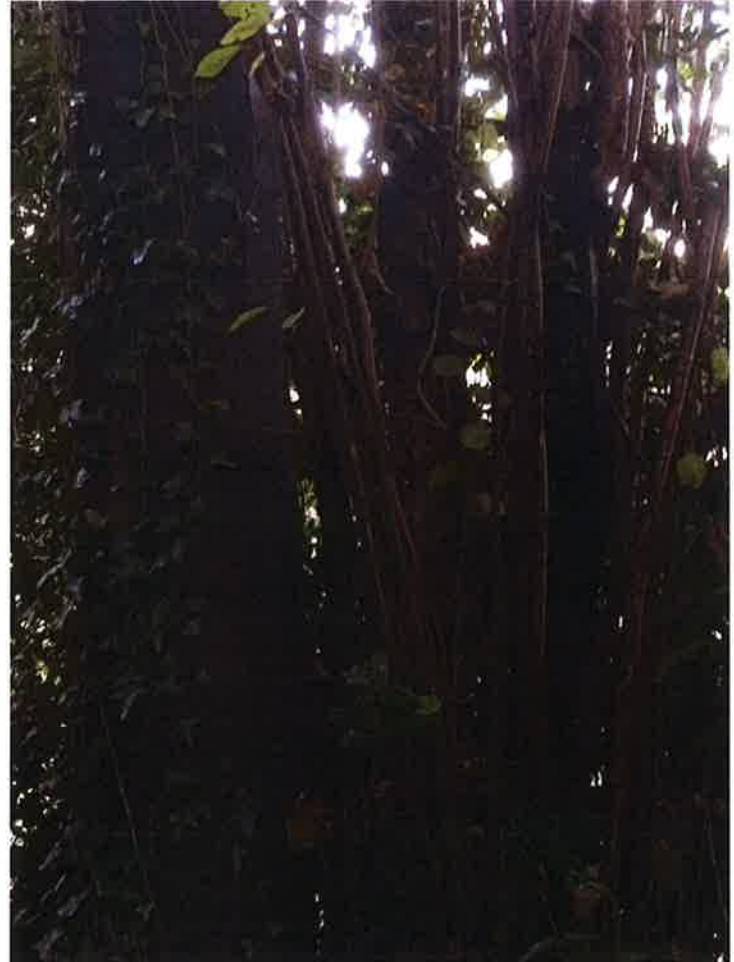


**Tree 6**

This sycamore tree is located on the new boundary line therefore I am unsure as to how I deal with the tree. I will need further consultation with the new owners regarding erection of the 1.8m fence, hedges and new trees around this tree.

Please note that the main trunk has grown properly and provides a level of esthetic value but it is too tall for it's shape and has been trimmed very badly on two sides, especially on the branches up to about 20 feet in height. The trunk has also split in two at the base and numerous very large off shoots are now growing randomly

Should the TPO be rescinded, I would seek your expert advice to see if it is still viable to save the tree.





**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR  
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

**NOTES**

**Officers Report**

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

**How the Committee makes a decision:**

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

**The Committee cannot base decisions on:**

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

**Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995** (as amended) is summarised for information below:

<b>A1. Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
<b>A2. Financial &amp; professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3. Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
<b>A4. Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not nightclubs).
<b>A5. Hot Food Takeaways</b>	For the sale of hot food consumption off the premises.
<b>B1. Business</b>	Offices, research and development, light industry appropriate to a residential area.
<b>B2. General Industrial</b>	Use for the carrying on of an industrial process other than one falling within class B1 above.
<b>B8. Storage or Distribution</b>	Use for the storage or as a distribution centre including open air storage.
<b>C1. Hotels</b>	Hotels, board and guest houses where, in each case no significant element of care is provided.
<b>C2. Residential Institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A. Secure Residential Institutions</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3. Dwelling houses</b>	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
<b>C4. Houses in Multiple Occupation</b>	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1. Non-residential Institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
<b>D2. Assembly &amp; Leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.