

Premises license application for the Water's Edge Golf Driving Range at 220 Mytchett Road.

**SURREY HEATH BOROUGH COUNCIL**

THIS IS A LETTER OF OBJECTION

**17 OCT 2014**

Dear Mr Seekings,

**COMMUNITY SERVICES - LICENSING**

I have considered the documentation submitted by the Potter Group with regard to a premises license application for the Water's Edge Golf Driving Range at 220 Mytchett Road, Mytchett. I live adjacent to the entrance to the development and although it is a separate application I believe it should be considered in the context of other activity on the development. I object to the license application on the following grounds:

1. Successive incorrect publication of the required notices for the license application
2. Public safety
3. Prevention of public nuisance
4. Protection of children from harm

Several notices have been displayed over a 6-7 month period each giving conflicting and spurious information. The Potter organisation have portrayed themselves to be some sort of authority on these kinds of matters as long-term license holders in the area, however they appear to be amateurs in their actions and this recent application represents the typically inconsiderate approach to these important matters by the applicants. One might get the impression that this was done on purpose to confuse and distract any possible objectors from making formal representation.

Significant in this regard is the letter from the Fire and Rescue authority at page 34 of the application support document (REF: SSH/70007) dated 10th April 2014 in its reference to the drawing representing the premises applying for a licence at page 1 of the same document. The letter from the authority to the applicant's agent confirms acceptable occupancy numbers. However, I feel that the Fire and Rescue authority may have been misled by the agent informing them that the square meterage of the golf range development licensable space is 100m<sup>2</sup> which led to a determination of 100 seated and 200 standing. A quick calculation based on the drawing dimensions on page 1 of the support document provides a figure of approximately 55m<sup>2</sup> which would imply half the numbers stated in the determination. Therefore I invite the Fire and Rescue authority to review the information and their determination in light of this correspondence and make any amendment they believe necessary.

This is most important in coherence of the ongoing non-compliance issues surrounding the current planning and other license applications being dealt with by the SHBC planning and licensing authorities at this time and the proposed usage of the site variously known as Water's Edge/Mytchett Mere.

As this is a further alcohol license application which adds to the activity based on the Water's Edge development it must be considered as a compounding factor for its potential effect. It is already recorded that 600+ patrons will use the Water's Edge entertainment venue at any one time; notionally 300+ on average which is absolutely recognised as a significant increase than currently use the Mytchett road at any time. This application if allowed to proceed potentially takes 20 car parking spaces from the 167 on-site therefore clearly represents increased safety considerations for residents and their visitors from additional traffic and parking off-site in the nearby vicinity to the site, side roads and the crescent. This additional traffic also provides an increasing statistical likelihood of accidents. There have been at least 5 near-fatal crashes and many more near misses within 100 metres of the entrance to the Water's Edge site in the last 5 years. The Mytchett Road and the feeder roads are currently subject to Police speed checks as a result of residents' concerns in this matter. Add to this the increase of cyclists in the area at all times due to the government and local authority invites to be more green and to take a healthy approach to our lifestyles and you are increasing the statistical likelihood further.

The road improvements designated by the outline planning permission given for the site development in 1996 have not been undertaken; therefore the arrival and departure of customers, staff and delivery vehicles to the golf range and the so called restaurant on the Water's Edge site will inevitably give rise to potential disturbance, public harm and nuisance to local residents. The cited improvements were originally agreed as safety requirements of a golf driving range and outdoor leisure park/cafeteria. However, the new entertainment venue/restaurant on the site will obviously increase traffic movements which have not previously been considered or assessed for their effect on local roads, including feeder roads to the Mytchett Road (B3411), ie. Coleford Bridge Road, Stratford Road, Frimley Road and Mytchett Place Road. What is also clear is that the usage of the Mytchett Road and feeder roads is considerably different to that surveyed and portrayed in 1996, it is obviously quite different now in 2014.

The license applies for inside and outside use potentially allowing alcohol to be taken off the site and into the nearby roadways and onto the car park and grass areas along the back of existing properties. It is not clear where the outside smoking areas will be located for the golf driving range either. The range is close to existing residential properties which were given some protection from any disturbance in the original planning permission in 1996 by cessation of outdoor activity at the much more appropriate time of 10pm. However, this was prior to the newer legislation on smoking 2007, planned licensed activity until 11pm will potentially subject neighbours to noise from smokers, outside and range lighting and traffic movement disturbances if the original 10pm noise curfew is changed to 11pm. The likelihood of children using the range and new bar resulting in any harm as a result should be considered too. Also the range light scheme was to be agreed and there appears to be no evidence of this being completed and agreed in the current application.

Finally, as with my previous objections to the activities planned for the Water's Edge development I note that the Judge presiding over the recent appeal hearing at Guildford Law Courts was not convinced of the Potters intent for the site either. His consideration of the evidence presented in the Potters versus SHBC led him to make his summing up to say as much and his determination to dismiss the appeal in favour of SHBC including costs of circa £13500. I concur with his determination and remain unconvinced of the applicant's intentions for use of the site and to manage the premises activities in a manner that would be conducive to the majority of Mytchett residents. I know that significant numbers of residents in Mytchett join me in that mistrust. There is anger at the prospect of this whole venue and its impact on the locality and the confusing ever-changing vision of what the whole site is to eventually be.

In summary; in light of the recent judgement and the continuing confusion surrounding the usage of the Mytchett Mere/Water's Edge site, I invite the licensing authority to refuse to grant a premises license for this application until the Potter Group obtains the proper planning permission for the intended use of the whole Water's Edge development allowing a wider public consultation to be undertaken. I rely on the licensing committee to do its duty to the letter of the law and protect the interests of the many and not those of a few in Mytchett.

Regards,

Michael Heffernan  
[REDACTED] Mytchett Road

■ Mytchett Road  
Mytchett  
Camberley GU16 6AX

20<sup>th</sup> October 2014

Mr D Seekings

Licensing Officer

Surrey Heath Borough Council

Knoll Road, Camberley GU15 3HD

Dear Mr Seekings

RE. PREMISES LICENCE APPLICATION – “THE GOLF DRIVING RANGE”, 220  
MYTCHETT ROAD, MYTCHETT, SURREY GU16 6AG

Please accept this letter as our representation to the Licensing Committee in respect of the above application. This representation replaces any previous correspondence in respect of the various licence applications which were withdrawn or rejected due to the incorrect public notification/advertisement over the last few months.

We are residents of Mytchett who have a family home 20 metres diagonally opposite the site entrance.

We respectfully ask the Licensing Committee to reject the application as it fails to meet the licensing objectives of:

- (a) public safety
- (b) the prevention of public nuisance

#### Public Safety

Planning permission (97/0675) was granted on 13<sup>th</sup> January 1998 at this location for a single storey detached building to comprise a 20 tee golf driving range with associated car parking, subject to the reiteration of conditions imposed on outline consent reference 93/0313.

These latter conditions include item 14 “Before any other operations are commenced, the existing vehicular access to Mytchett Road shall be redesigned, reconstructed, provided with visibility zones, all to be permanently retained to a specification to be agreed with the Planning Authority after consultation with the Highway Authority. REASON The condition above is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users. “

No such improvements have been undertaken, and we ask the Committee to note the two bus stops adjacent to, and opposite, the site entrance which are used by local residents and in particular by schoolchildren and older residents.

In addition, the Mytchett Road is busy with traffic particularly during the rush-hour periods and the Committee should be aware that the applicant also intends to operate a substantial multi-purpose entertainment venue/restaurant on the site rather than the outdoor recreational facility originally agreed, which will further increase the risk of accidents at this location.

We attach photographs to assist the Committee in understanding our concern (appendix 1).

### The Prevention of Public Nuisance

#### (a) Noise

We contend that the proposed premises are not required as the applicant has already obtained a premises licence for the sale of alcohol on the broader site now known as "The Waters Edge", a building which was granted planning consent on 15<sup>th</sup> January 1998 and which was intended to be a 'visitors centre incorporating a cafeteria/bar, shop and information centre'.

The new proposed golf driving range 'bar' premises, which is very close to a number of residential properties on the west side of Mytchett Road, appears to only now be required due to the contentious change of use of the original "Waters Edge" building, the hours of opening of which has been restricted by the Licensing Committee and upheld on appeal.

This new golf range 'bar' which appears to have been constructed with no planning permission, will create additional noise of patrons drinking in smoking areas (not defined in the site plan) particularly during the evening, saying goodbye to one another when leaving the premises after the proposed 11 p.m. closing time, the banging of car doors in the car park, and the later movements of staff.

In addition there are a number of family homes around the site exit onto the Mytchett Road, including our own, which will also be affected by the revving and accelerating of car engines leaving the site, and headlights shining into the properties. I attach photographs to assist the Committee at appendix 2.

This is a predominantly residential area containing families, shift workers, and older residents and where noise levels are negligible at 11 p.m. The new source of noise nuisance will therefore be disproportionate and unreasonable for the neighbours of the site.

The new application states that no food and drink will be consumed outside after 10 p.m. but that floodlighting, operation, and sale of alcohol will be to the opening hours of the 'clubhouse' which you are asked to consent to until 11 p.m.

The outline planning consent (93/0313) at item 13 stated that "The driving range hereby approved shall only be used between the hours of 8.00 and 22.00. REASON in the interest of the residential amenities of the adjoining premises".

This limited permission was made prior to the recent premises licence granted to the adjacent "Waters Edge" for functions and dining which will create additional noise from traffic and people movement including to midnight at weekends.

#### (b) Car Parking

There are only 169 parking spaces for both the golf driving range and for the adjacent entertainment complex "Waters Edge" which alone can cater for 300 seated at functions and 600 standing for cabaret and other events.

This will inevitably lead to parking in adjacent roads or on the Mytchett Road itself leading to the noise impact on residents of cars and patrons walking to their cars being over a much wider area.

#### (c) Sale of Alcohol

We would ask the Committee to consider the size of the proposed premises, with 100 seated and 200 standing, and to question if this is consistent with the stated purpose of serving the customers of a 20-tee golf driving range.

This would appear to be suitable to provide additional capacity for events and functions, or to be a pub/bar type of facility.

We would also ask the Committee to consider why the applicants require a licence to serve alcohol for consumption off-premises given the current stated purpose of the premises, and to refuse this request.

#### Conclusion

We ask the committee to decline a premises licence at this location for the reasons stated above, and taking into account the substantial proposed activities at 'The Waters Edge' for which licence application this 'bar' was removed at the hearings in January and February to reduce issues raised by the Environmental Health Department.

Should the committee feel it must grant a licence we ask that the new golf range licence is varied to:

- limit the hours of opening to the originally agreed time of 22.00
- not allow the sale of alcohol for consumption off premises
- require two weeks' notice for any TEN applications

We would also ask that you stress in any decision that no use of the premises for licensable activities are permitted until appropriate planning consent for the use of the premises has been granted.

At the previous hearings in January and February 2014 the Planning Authority has stated that the consents granted in the 1990's have lapsed due to never having been utilised as approved, and conditions imposed not being discharged (such as safety changes to the road entrance).

However, there has been no application for new planning consents or change of use, yet two bright green signs have recently been erected stating that it is 'opening soon' (appendix 3), causing considerable distress to local residents. The Surrey Heath Statement of Licensing Policy 2011-14, paragraphs 114-6 and 122 refer.

Yours sincerely

*Jan & Caroline England*

MYTCHETT ROAD FROM SITE ENTRANCE (SOUTH-EAST VIEW):





MYTCHETT ROAD SOUTH/SOUTH WEST VIEW:





**SITE ENTRANCE FROM MYTCHETT ROAD:**



Views of residential properties from site entrance:

VIEW TO NORTH:





OPPOSITE SITE ENTRANCE:



APPENDIX 3



Surrey Heath Borough Council.  
Surrey Heath House,  
Knoll Road,  
Camberley, Surrey.  
GU15 3HD

FAO, The Licensing Manager

9<sup>th</sup> October 2014.



D, R. MILES  
[REDACTED] MYTCHETT ROAD  
MYTCHETT  
CAMBERLEY  
SURREY  
GU16 6AE  
Mob 07854587401  
01252 540552

E-Mail; [REDACTED]

Re Golf Driving Range 220 Mytchett Road

Dear Sirs

As a neighbour of that site, I am concerned that a licence is being applied for and we have no idea what use the premises will be used for, there is a statement saying that it can accommodate 100 seating or 200 standing as the original planning application asked for a golf driving range and club house. I see that it is completely different to the original plans, this a very peaceful area and I cannot see how it will continue to be if a licence is granted.

I am objecting under the Licensing act 2003 [a] Prevention of Public Nuisance also [b] the prevention of crime and Disorder as the Site has no security fencing backing onto our properties.

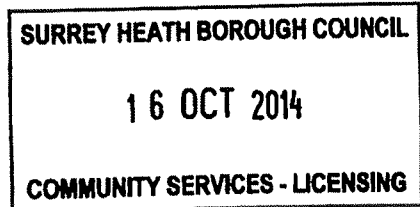
The users of the golf driving range should use the other venue on site for any drinks that are required

I hope this application has a fair representation as a local councillor is also involved with the application and it would not be right for her to influence any decision.

Yours Sincerely

[REDACTED]

Duncan R Miles





## Derek Seekings

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**Subject:** FW: Golf driving range Mytchett

-----Original Message-----

From: [REDACTED]  
Sent: 20 October 2014 14:11  
To: licensing  
Subject: Golf driving range Mytchett

Re.  
Premises licence application in respect of The Golf Driving Range, 220 Mytchett Road, Mytchett, Surrey

Dear Sir/Madam,

This premises occupies the same site as the "Water's Edge" application. The extended licence for "Water's Edge" has just been refused on appeal, but the site already has an 8am-11pm licence approved.

I am unsure as to why there are 2 licence applications for what is, in essence, the same site.

Our objections to the long licence for "Water's Edge" were on the grounds of noise and traffic nuisance and danger to children of patrons using or exiting the site after having been drinking alcohol for potentially many hours.

If a further licence is granted to this site the potential for nuisance to people living in the area is doubled.

Our home is in Glenmount Road opposite the site entrance and we are extremely worried over the many and various licence applications with no clear planning policy or application for the site. We are fearful of ending up with more than one licensed premises so close to our home in a wholly residential area.

Sincerely,

Mrs.S and Mr.T Briggs,  
█ Glenmount Road,  
GU16 6AY.



Premises license application for the Water's Edge Golf Driving Range at 220 Mytchett Road.

THIS IS A LETTER OF OBJECTION FROM

Mr and Mrs Boulden of [REDACTED] Mytchett Road

Dear Mr Seekings,

**SURREY HEATH BOROUGH COUNCIL**

**20 OCT 2014**

**COMMUNITY SERVICES - LICENSING**

I have considered the documentation submitted by the Potter Group with regard to a premises license application for the Water's Edge Golf Driving Range at 220 Mytchett Road, Mytchett. I live adjacent to the entrance to the development and although it is a separate application I believe it should be considered in the context of other activity on the development. As one of the most disaffected adjoining properties I object to the license application on the following grounds:

- I. On the probability of increased noise and nuisance that will be generated by the increase of patrons and traffic attending the site to the detriment of our health and home.
- II. The same reason for the detriment of public nuisance adjoining and outside the premises.
- III. The risk to Public safety with the increase in proposed traffic and footfall to and from the venue throughout the day and especially late at night.
- IV. The increase in crime and disorder that would accompany such activities held at late night venues serving alcohol.

I also concur with the judge at the recent appeal hearing who was not convinced of the true Intentions of the Potter organisation and that all these different applications whilst lawful in themselves are just a distraction tactic.

In light of the recent judgement and the continuing confusion surrounding the usage of the Mytchett Mere/Water's Edge site, I invite the licensing authority to refuse to grant a premises license for this application until the Potter Group obtains the proper planning permission for the intended use of the whole Water's Edge development allowing a wider public consultation to be undertaken. I rely on the licensing committee to do its duty to the letter of the law and protect the interests of the many and not those of a few in Mytchett.

Kind Regards

G & A Boulden

## Derek Seekings

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**Subject:** FW: Golf Driving Range

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**From:** Nigelporritt [mailto: ]

**Sent:** 07 October 2014 05:17

**To:** Derek Seekings

**Subject:** Re: Golf Driving Range

Hello Derek, thank you for sending this through, please accept my comments below as my objection to this current premises license application.

My objections fall under the three categories below:

- (a) the prevention of crime and disorder;
- (b) public safety;
- (c) the prevention of public nuisance;

In the application the license has applied for consumption of alcohol both on and off the premises, yet in some of the supporting documents it states that "no glasses or containers for drinks will be allowed to leave the licensed premises" yet in section 4 of the operating schedule it states that alcohol will be served for consumption both on and off the licensed premises.

In my opinion if alcohol is allowed to be consumed off the premises then all three licensing objectives I have given above will be infringed. Up to 300 patrons will be able to leave the licensed premises with alcohol exiting onto a quiet residential village with the potential to consume that alcohol as they depart along Mytchett rd, resulting in littering, the potential to throw glass bottles at parked cars both in and outside residential homes, to act as weapons for alcohol induced arguments and the associated unacceptable risk of young children being exposed to the risks of broken glass as they commute to the surrounding local schools in the Surrey and Hampshire areas.

Please let me know if you need me to clarify any of the above points.

Regards,

Dr Nigel Porritt & Mrs Ann Porritt.

Mytchett rd.

Camberley,

Surrey.

Sent from my iPad

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Mr D. Seekings  
Licensing Officer  
Surrey Heath Borough Council  
Knoll Road, Camberley  
GU16 6AX

Helen Denford  
■ Glenmount Road  
Mytchett  
Surrey  
GU16 6AY

14<sup>th</sup> October 2014

Dear Sirs,

Premises Licence Application in respect of The Golf Driving Range, 220 Mytchett Road, Mytchett, Surrey

As a resident of Mytchett, I wish to **object** to the above referenced application on the grounds that the application does not meet the following aspects of the Council's objectives as specified in the Licensing Act 2003:

- (a) The prevention of public nuisance
- (b) Public safety

Whilst I am aware that Planning issues do not form part of the application, the applicant has given considerable weight in the supporting documentation to his application to Planning Approvals granted in December 1996 and January 1998.

It is clear that since 1998 issues concerning both Public Nuisance and Public Safety have changed dramatically and it is equally clear that both of the above permissions referred to above have now 'lapsed' as per SHBC's own website (see Appendix to this letter). New applications for the site should now be submitted to ensure that current standards of both public nuisance and safety are applied to the site.

More specifically, both planning approvals referred to by the applicant call for Highway Improvements (**Condition 14 of the 1996 approval, reconfirmed in 1998**) to be made to the entrance of the site. The reason given for this condition states that:

***The condition above is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users***

This condition which specifically refers to both public safety and nuisance (flow of traffic and inconvenience to other highway users) has not been met and the local authority should not grant this license application until it has been met.

Please also note that Item 9 (Confirmation from Surrey Police regarding CCTV) is not included in the supporting document on your website. This clearly has both public safety and nuisance implications.

Please acknowledge receipt of this OBJECTION.

Yours sincerely,

Helen Denford

**Appendix: Extract from Surrey Heath Website:**

***Question: How long does a planning permission last?***

***Answer***

- *There are several types of planning permission. When planning permission is granted a condition is normally attached advising the applicant how long the planning permission is valid for.*
- *Planning permissions normally last 3 years.*
- *Outline applications normally last 3 years with development taking place within 2 years of the approval of the final reserved matter.*
- *Submission of the reserved matters must be submitted within 2 years of the date of the approval of the outline.*
- *New Housing and Commercial development are usually valid for a maximum of 5 years.*

Mr D. Seekings  
Licensing Officer  
Surrey Heath Borough Council  
Knoll Road, Camberley  
GU16 6AX

David Whitcroft  
■ Queensway  
Frimley Green  
Surrey  
GU16 6QB

10<sup>th</sup> October 2014

Dear Sir,

Premises Licence Application in respect of The Golf Driving Range, 220 Mytchett Road, Mytchett, Surrey

As an ex-SHBC & SCC Councillor for Mytchett and a past member of the SHBC Licensing Committee, I wish to **object** to the above referenced application on the grounds that the application does not meet the following aspects of the Council's objectives as specified in the Licensing Act 2003:

- (a) The prevention of public nuisance
- (b) Public safety

Whilst I am aware that Planning issues do not form part of the application, the applicant has given considerable weight in the supporting documentation to his application to Planning Approvals granted in December 1996 and January 1998.

It is clear that since 1998 issues concerning both Public Nuisance and Public Safety have changed dramatically and it is equally clear that both of the above permissions referred to above have now 'lapsed' as per SHBC's own website (see Appendix to this letter). New applications for the site should now be submitted to ensure that current standards of both public nuisance and safety are applied to the site.

More specifically, both planning approvals referred to by the applicant call for Highway Improvements (***Condition 14 of the 1996 approval, reconfirmed in 1998***) to be made to the entrance of the site. The reason given for this condition states that:

***The condition above is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users***

This condition which specifically refers to both public safety and nuisance (flow of traffic and inconvenience to other highway users) has not been met and the local authority should not grant this license application until it has been met.

Please also note that Item 9 (Confirmation from Surrey Police regarding CCTV) is not included in the supporting document on your website. This clearly has both public safety and nuisance implications.

Please acknowledge receipt of this OBJECTION.

Yours sincerely

**David Whitcroft**

## **Appendix: Extract from Surrey Heath Website:**

***Question: How long does a planning permission last?***

***Answer***

*There are several types of planning permission. When planning permission is granted a condition is normally attached advising the applicant how long the planning permission is valid for.*

*Planning permissions normally last 3 years..*

*Outline applications normally last 3 years with development taking place within 2 years of the approval of the final reserved matter.*

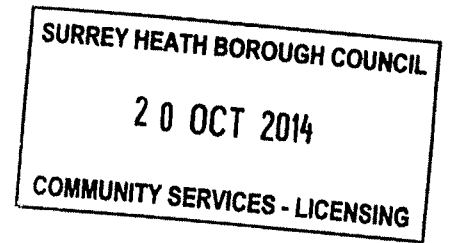
*Submission of the reserved matters must be submitted within 2 years of the date of the approval of the outline.*

*New Housing and Commercial development are usually valid for a maximum of 5 years.*

## Derek Seekings

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**From:** Derek Seekings  
**Sent:** 20 October 2014 16:24  
**To:** Derek Seekings  
**Subject:** FW: Golf Driving Range



**From:** Mytchett Resident 'A' – name and address supplied but withheld by Licensing Authority at the request of the resident.

**Sent:** 10 October 2014 07:49

**To:** Derek Seekings

**Subject:** RE: Golf Driving Range

Dear Mr Seekings

Please see below my representation against the license application.

Firstly I would like to point out that SHBC planning in 1996 only permitted the use of the driving range from 8am - 10pm under the schedule of conditions, point 13.

(A) prevention of crime & disorder

Currently there is no form of security fencing to the perimeter of the car park, from this point to the residents property there is open land, this potentially is an area of risk from patrons who may be intoxicated from alcohol and then decide to wander into this open area of land & attempt to break in to a residents property.

(C) prevention of public nuisance

I believe that it would be a public nuisance because of alcohol being consumed before, during & after patrons are practising their golf swing. Alcohol related arguments could break out between patrons, during practising. Also in the car park, as this is in very close proximity to the residents houses, noise from patrons going to & from their cars, ( chatting, smoking, closing doors & engine noise ) is there a provision for patrons to smoke in the range, or will this be outside? This will create more noise nuisance!

Best regards

Mytchett Resident 'A'

(Please can you withhold my name & address from public view, thank you.)

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## Derek Seekings

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**Subject:** FW: Golf Driving Range

**From:** Judy Garland [mailto: ]

**Sent:** 19 October 2014 16:19

**To:** Derek Seekings

**Subject:** Re: Golf Driving Range

Dear Sir,

my only objection would be for the sale of alcohol for consumption off the premises as I feel that this could become a public nuisance.

Yours Mr & Mrs C Garland

## Derek Seekings

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**Subject:** FW: Water's Edge Golf Driving Range

**From:** MILNE JOHN [mailto:████████████████████]

**Sent:** 19 October 2014 18:44

**To:** licensing

**Subject:** Water's Edge Golf Driving Range

I wish to lodge an objection to the License application for the Golf Driving Range at Water's Edge, Mytchett.

When we bought our house (████ Mytchett Road) 9 years ago we knew that there was a Golf Driving Range being built on the land beyond our garden, and that there was also to be a 'Clubhouse' for the users. We were happy about this, but were then rather surprised as year followed year with no evidence of any progress. This has suited us as it has helped to maintain the quiet, residential and rural nature of the area.

However, there has recently been a considerable change to the original plans for this site, with the 'clubhouse' now receiving Licensing permission for a Restaurant, and the Golf Driving Range building a bar area at the southern end of the building, which is immediately to the rear of our property, and applying for a licence to serve drinks there until 2300 Mon-Sat and 2230 on Sunday.

### **I have 2 main areas of concern:**

1) The license is for drinking both **On and Off** the premises, this will result in people spreading out from the Range into the car park and other grassed and wooded areas behind our house. This has the potential for creating a noise nuisance beyond the 'closing time' of 2300 and on into the early hours. Our bedroom is at the back of the property so we will be subject to potentially increased noise levels at night, thus disturbing our sleep and harming our quality of life.

2) The car parking area for the Range is immediately behind our property, and is clearly visible from the end of our garden. There are a limited number of spaces on this car park, and these are likely to be already filled by customers attending the new Restaurant (with it's potential of some 600 or so people allowed to attend functions there). I am concerned at the possibility of the increased noise levels created by the cars and their occupants on this particular car park leaving at 2300+ and the added possibility of the car drivers who are unable to get into the car park overflowing into the neighbouring roads, like Mytchett Crescent, where we live.

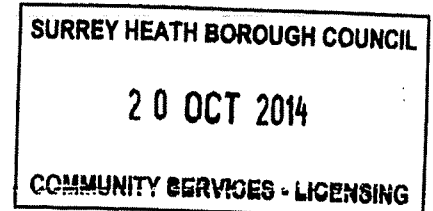
Yours sincerely,

John Milne  
████ Mytchett Road  
Mytchett  
Surrey  
GU16 6A  
████████████████████

Mr D. Seekings  
Licensing Officer  
Surrey Heath Borough Council  
Knoll Road,  
Camberley  
GU16 6AX

15<sup>th</sup> October 2014

Peter Valler  
Mytchett Road  
Mytchett  
Camberley  
GU16 6AE



Dear Sir,

**Ref: Objection to Premises Licence Application in respect of  
The Golf Driving Range, 220 Mytchett Road, Mytchett, Surrey**

I recently attended the County Court hearing in respect of an appeal by the Potter Group to extend licencing hours to 2 a.m. for the "club house" adjacent to and serving the Golf Driving Range which is now the subject of the above new licence application. Putting aside for the moment my confusion as to where the "Fish Restaurant" described in court and the Clubhouse serving the driving range will operate and when, I wish to lodge my objections as specified in the Licensing Act 2003:

**The prevention of crime and disorder**

There is a notable absence of Item 9 (Confirmation from Surrey Police regarding CCTV) in the supporting document on your website and with the many recent changes made by the Potters as to the actual use of Water's Edge, I suggest that the police must review activities at the site from a public safety and nuisance perspective.

**Public safety;**

Whatever permissions may have been granted before 1998, the absence of any commercial activity at Water's Edge since then surely means that the latest policy should now apply to Public Safety issues, particularly as all previous permissions have long since lapsed.

Specifically, your Council's planning approvals (to which the applicant has given considerable weight in their licence application) called for improvements to be made to the site's entrance so as not to "prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users". The only change so far has been the erection of a garish "opening soon" sign which I believe isn't within current regulations either.

It also came as a surprise when Mr Evans (who described himself in court as no longer being Mr.Potter's personal assistant but now a Property Developer) gave the Fire & Rescue authority the area of the golf club as 100m<sup>2</sup> when in fact it is only 55m<sup>2</sup>, raising my concerns about adequate safety measures being taken and about the reliability of any assurances given by the Potter Group.

There are other noted irregularities in the information given to the authorities with regard to the former applications and the buildings on the site. I have noticed that a new door and storage area have been added to the golf building in recent weeks, creating what seems much more like a small public house. I understand from other residents that that this and the signs were being investigated by SHBC planners as part of a registered complaint Ref: ENF/14/0169.

**Prevention of public nuisance**

As well as the road safety issues I have raised above, I have concerns about the design of any floodlighting for the golf range as I cannot find any record at SHBC website of any scheme ever being submitted. This should be conflated with the traffic issue, as there would be potential public nuisance arising from any overflow car parking spilling into Mytchett Road. I already suffer from the same problem with regard to the Tamu Community Centre at 164 Mytchett Road where gatherings often spill out into surrounding roads.

The application is for an 8am-11pm licence and yet the planning consent from 1996 only allows open hours of 8am -10pm in line with the expected closure time of the driving range which this new licence is supposed to provide for.

I recognise that licence applications are distinct from planning applications and planning issues but as the applicant has used planning decisions to justify the terms of the licence they seek, I feel you should likewise take an holistic view of their application, particularly as the Potter Group have already demonstrated that as soon as a licence is granted they intend opening the driving range immediately (witness their new signs) with no regard to any outstanding public nuisance, traffic safety or crime prevention issues that may be proscribed by planning regulations.

As the applicants were granted a perfectly acceptable licence nearly 20 years ago and have chosen to leave Water's Edge unopened until now, it must surely be right to delay a few months more until they have complied with ALL necessary regulations and listened to what the local community is saying.

I would appreciate your acknowledgement of this objection.

Yours sincerely

A large black rectangular redaction box covering the signature of Peter Valler.

Peter Valler

Premises license application for the Water's Edge Golf Driving Range at 220 Mytchett Road.

THIS IS A LETTER OF OBJECTION FROM

Mrs M Woolner of [REDACTED] Mytchett Road

Dear Mr Seekings,

**SURREY HEATH BOROUGH COUNCIL**

**20 OCT 2014**

**COMMUNITY SERVICES - LICENSING**

I have considered the documentation submitted by the Potter Group with regard to a premises license application for the Water's Edge Golf Driving Range at 220 Mytchett Road, Mytchett. I live adjacent to the entrance to the development and although it is a separate application I believe it should be considered in the context of other activity on the development. As one of the most disaffected adjoining properties I object to the license application on the following grounds:

- I. On the probability of increased noise and nuisance that will be generated by the increase of patrons and traffic attending the site to the detriment of our health and home.
- II. The same reason for the detriment of public nuisance adjoining and outside the premises.
- III. The risk to Public safety with the increase in proposed traffic and footfall to and from the venue throughout the day and especially late at night.
- IV. The increase in crime and disorder that would accompany such activities held at late night venues serving alcohol.

I also concur with the judge at the recent appeal hearing who was not convinced of the true Intentions of the Potter organisation and that all these different applications whilst lawful in themselves are just a distraction tactic.

In light of the recent judgement and the continuing confusion surrounding the usage of the Mytchett Mere/Water's Edge site, I invite the licensing authority to refuse to grant a premises license for this application until the Potter Group obtains the proper planning permission for the intended use of the whole Water's Edge development allowing a wider public consultation to be undertaken. I rely on the licensing committee to do its duty to the letter of the law and protect the interests of the many and not those of a few in Mytchett.

Kind Regards

M Woolner

## Derek Seekings

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**Subject:** FW: waters edge

-----Original Message-----

**From:** anthony daly [mailto:████████████████████]

**Sent:** 15 October 2014 14:58

**To:** Derek Seekings

**Subject:** waters edge

Dear Mr Seekings, as i have children to consider i want to object to this application under a, public safety, volume of traffic b, prevention of public nuisance. Can you tell me the road scheme, floodlighting of range, i wish to know how i enter and exit my property without being a danger to approaching traffic, also i was under the impression planning only lasts 3 years then you re-submit is that the case ? I await your reply Mr Daly, █████, mytchett rd camberley.



## Derek Seekings

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**Subject:** FW: Water's Edge Golf Driving Range amendment

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**From:** Sue [mailto: ]  
**Sent:** 21 October 2014 06:52  
**To:** licensing  
**Subject:** Fwd: Water's Edge Golf Driving Range amendment

Please note my address is Mytchett Road  
Yours sincerely  
Sue Milne

Sent from my iPad

Begin forwarded message:

**From:** Sue  
**Date:** 21 October 2014 06:45:39 BST  
**To:** "[licensing@surreyheath.gov.uk](mailto:licensing@surreyheath.gov.uk)" <[licensing@surreyheath.gov.uk](mailto:licensing@surreyheath.gov.uk)>  
**Subject:** **Water's Edge Golf Driving Range**

Dear Mr Seeking

**Re: Water's Edge Golf Driving Range**

I wish to lodge an objection to the licence application for the Water's Edge Golf Driving Range.

Our house and garden back on to the driving range and are a short distance from the building and car park that will be used to house the facilities for the golf driving range. Between the buildings and the wire fence backing onto our garden is a narrow strip of land with grass and predominantly deciduous trees, currently home to a wide range of bird species and wildlife including deer. The location is extremely quiet and since living here, we have enjoyed watching the wildlife on a regular basis. Our bedroom is at the back of the house.

My objections are as follows:

**Concern about light and noise pollution at night from cars.** The car park is already designated for use by the restaurant and currently has inadequate spaces for their proposed clientele. The driving range would add extra vehicles to this limited space. I am concerned about noise from the vehicles and their occupants, as well as light pollution from headlights. I am also concerned that some people may choose to park offsite in Mytchett Road in order to reduce their departure time from the premises, leading to additional noise and light pollution at the front of the house. This would have a huge impact on us as we are senior citizens and like to retire early.

**Concern about security and disturbance at night.** I see from the application that alcohol will be purchased to be consumed on and off the premises. It is unclear from the application whether the purchase of drinks will be limited to users of the driving range or open to members of the public. Potentially clients will be able to consume their alcohol in the strip of land beyond our garden, cause disturbance at night and prove to be a security risk to our

home. We also have concerns regarding the disposal of bottles which would be unsightly as well as being hazardous to wildlife.

I include a photo taken from our garden to illustrate the rural nature of our property and the proximity of the golf driving range.



Your sincerely  
Sue Milne

■ Mytchett Road

## Derek Seekings

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**Subject:** FW: Water Edge Golf Driving Range application

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**From:** Pamela Tucker [mailto:  
**Sent:** 20 October 2014 18:08  
**To:** licensing  
**Subject:** Water Edge Golf Driving Range application

Dear Sir/ Madam,

I wish to lodge an objection to the License application for the Golf Driving Range at Water's Edge, Mytchett.

1) The license is for drinking both **On and Off** the premises, this will result in people spreading out from the Range into the car park and other grassed and wooded areas. This has the potential for creating a noise nuisance beyond the 'closing time' of 2300 and on into the early hours. Although I do not live adjacent to the proposed Driving Range I am concerned about an increase in anti-social behaviour as people spill out onto the surrounding area.

2) I gather that there are a limited number of spaces on this car park, and these are likely to be already filled by customers attending the new Restaurant (with it's potential of some 600 or so people allowed to attend functions there). I live in Glenmount rd. There is already pressure on parking in the evenings ( there have already been times I have been unable to park near the front of my house) and there is the possibility of the car drivers who are unable to get into the car park overflowing into the neighbouring roads. This again has the potential for disturbance and anti social behaviour. I am a pensioner and chose to live in a cul de sac as there is less through traffic and likelihood of crime, due to the fact that people who have no business in the road tending to stand out. I am seriously concerned about the effect this may have on our security. My house has a side entrance which is not overlooked. I would not feel secure if strangers were wandering around late at night.

3) I do not know if there could be functions, firework displays etc, I would like to state that I have an objection for the facility to be used for any other purpose than a simple restaurant where people can go for a quiet meal. Although it is not late at night, on occasions we hear loudspeakers, music etc from special events. This is tolerable because it is a once off, but I would not want to sit in my house or garden, even during the day time, and be subjected to any form of noise nuisance. As I am sure you are aware, noise nuisance can be very stressful and can travel considerable distance. I request that clear boundaries are set regarding the activities which can be conducted there. A restaurant is a restaurant and nothing more.

I am grateful for your kind attention in this matter.

P Chan

█ Glenmount Rd

GU16 6AY

20 OCT 2014

# Mytchett, Frimley Green & Deepcut Society

## Re: Application for a Premises License in respect of the Golf Driving Range, 220 Mytchett Road", Mytchett Surrey

Dear Sirs,

Whilst we do not question the applicants right to apply for a premises licence in respect of the premises identified as "Land East of 220 Mytchett Road", situated on the Mytchett Road, Mytchett. It is nonetheless disappointing to find an application which is seemingly trying to circumvent conditions which were imposed on the original planning permission 93/0313.

We must, along with the numerous objections raised by local residents state our objection to this application on the grounds that it conflicts with SHBC's own "Statement of Licencing Policy 2011-2014" and the conditions which were imposed on the original planning permission 93/0313.

### This states at paragraph 111 the following:

Any premises for which a licence is required must also have an authorised use under town planning legislation. This could be for:

- "Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises" (Use Class A3);
- Assembly and leisure (Use Class D2) which includes concert halls, dance halls and indoor/outdoor sports and recreation;
- a retail shop licensed for the sale of liquor e.g. an off-licence (Use Class A1); or
- a hotel which has a restaurant or bar included in its authorised use (Use Class C1).

There are two opposing views on the validity of this application:

- On the first hand, the applicants view is that they have the authorised use granted in 1993 under Planning Application 93/0313.
- On the other hand, it is the view of the Development Manager, Regulatory Services, outline consent obtained in 1993 under PA 93/0313 is no longer valid because as he *states "...whilst a building was subsequently built the applicant has never utilised the building or land for its intended use and never discharged the pre-start conditions on the land. Consequently, the current building on the land (whilst its existence is lawful given the period of time since it was erected) has no authorised use in planning terms..."*

It appears that these pre-start conditions, in particular condition 14 which states:

***"Before any other operations are commenced, the existing vehicular access to Mytchett Road shall be redesigned, reconstructed, provided with visibility zones, all to be permanently retained to a specification to be agreed with the Planning Authority after consultation with the Highways Authorities. REASON: The condition above is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users."***

Have still not been met, making it moot whether or not any activities in and around the site have or can be lawfully carried out.

It is also our contention that the licence application must be governed by paragraph 118 of the **"Statement of Licencing Policy 2011-2014"** Which states:

***“... The existing planning consent might have conditions restricting the use of the premises in some way e.g. the hours of operation. In that case, anybody seeking a licence to operate beyond those hours would involve obtaining a revised planning consent or a relaxation or removal of the condition...”***

PA 93/0313 does indeed have a condition attached restricting the use of the Driving Range to between the hours of 8am – 10pm.

Condition 13 states that:

***“The driving range hereby approved shall only be used between the hours of 8.00 and 22.00. REASON: in the interest of the residential amenities of the adjoining premises.”***

The applicant is seeking a premises licence to allow licenced operations to be carried out between 8am - 11pm Mondays to Saturdays and 8am – 10.30pm Sundays, Christmas Day and Good Friday.

Therefore it follows, that in order to be able to use the premises for the licensable activities contained in the application, the applicant must submit a new planning application covering the hours of opening being sought.

We would also draw the attention of the committee to paragraphs 95 and in particular 96 of the **“Statement of Licencing Policy 2011-2014”**.

**Paragraph 95 states:**

***“... Other means that will be used to control customers behaving in an anti-social manner when leaving licensed premises will include...”***

A series of mechanisms which could be used to achieve this end are then listed.

**Paragraph 96 states:**

***“...For a variety of reasons many of these mechanisms will be of limited effectiveness and value in dealing with anti-social behaviour away from the premises. This is why it is the policy of the Council to consider very carefully the grant of a licence particularly when the hours sought extends into the early hours of the morning...”***

Although the operating hours being sought do not extend into the early hours the potential for anti-social behaviour is still relevant.

Finally the proposed capacity of the clubhouse (100 seated/200 standing) seems excessive for what is in essence a building servicing a 20 tee driving range.

While the present intention of the applicant is to operate a small 20 tee driving range, seemingly for the benefit of those wishing to practice their golf swings, the capacity of the clubhouse seems to suggest otherwise, one is tempted to echo the sentiments expressed at the hearing held at the South West Surrey Magistrates Court. ***“..I am far from satisfied that this is the intention in the long run..”***. We feel the premises are extensive enough to host events or functions.

We feel that taking the above points into consideration and in conjunction with other operations envisaged by the proposed fish restaurant adjoining the site, the application fails to meet the Licencing Objectives as laid out in section 4(2) of the Licencing Act, 2003:

**(b) public safety**

**(c) the prevention of public nuisance**

It is requested that the committee takes the above points into consideration when dealing with this application.

Yours sincerely,

*Kevin Daley (Chair, MFGD Society)*



## Derek Seekings

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**Subject:** FW: Re The Premises License Application for Waters Edge Golf and driving range  
220 Mytchett Road, Mytchett

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**From:**

**Sent:** 21 October 2014 21:32

**To:** licensing; Alan Barwick

**Subject:** Re The Premises License Application for Waters Edge Golf and driving range 220 Mytchett Road, Mytchett

I OBJECT.

Dear Sir,

For your information I live at [REDACTED], Mytchett road, which is the bungalow to the right hand side of the entrance of the site. I moved here some 8 weeks ago to be closer to my grandchildren who live within easy walking distance of my home so that I can with my wife help look after them in a regular basis (baby sitting etc) so that their mum can work, they also stay over regularly with us. This is most relevant as the license application affects them as well as my wife and I

I am writing to object to the License application to serve Alcohol at the Waters edge driving range, for the following reasons

1/ Excessive noise from people drinking outside the premises adding to that of the "Restaurant" late into the evening, as I go to bed early due to the fact that I get up at 5am to go to work, my sleep will definitely be disturbed also that of my grandchildren who (Twins age 3) will have their sleep disturbed.

2/ Also the danger from the increase in traffic, including the noise of such leaving the site late at night, added to that of the "restaurant".

The increase in cars will mean that with the limited parking on the site, cars will inevitably have to park on the road outside my home, which will create noise from people coming back to their cars (My bedroom is only some 3 meters from the road side) having been drinking, as no doubt some of the non drivers will have been drinking the noise level will increase. Also the visibility of the drivers leaving the sight will be decreased by the parked cars.

Regarding the danger element.

My wife takes our grandchildren to the local parks daily. People who come to the driving range during the day may if with friend stop and have a drink, some may also drive, now with my wife walking with my grandchildren to and from the local parks very regularly and having to pass by the entrance to the sight that to me, well I just don't want to think about what might happen.

Having been living here for some 8 weeks now and having spoken to the police about the local roads and the spending drivers, adding alcohol into the mix, has to be a no.

I MOST STRONGLY OBJECT

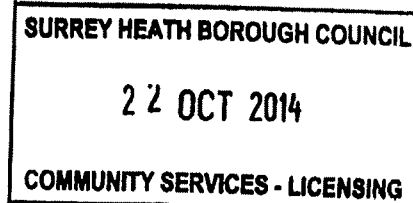
Best Regards

Mr A Barwick

[REDACTED], Mytchett road

**From** Barbara Laphorn  
**To** licensing  
**Cc**  
**Subject** Objection. Golf driving range 220 Mytchett Road

**Date** 21 October 2014 15:04:04



Dear Mr Seekings,

I would like to suggest that the council cannot consider this license application in it's current form as it appears to be breaking the law. Page 9 of the Management Plan states that 'all wheelchair and disabled visitors must be chaperoned by a carer'. This would appear to be a breach of the Equalities Act 2010. Many disabled people will not have or need a carer, but it would appear from this document that they will not be allowed access unless they have one. Until this is clarified and resolved I would suggest this application is not formally considered by the council. Their safe evacuation from the site is already documented, so this statement would not appear to relate to safe evacuation, and even if it did it may still not be appropriate.

I would like to register additional concerns as a Mytchett resident living close to the development under the following grounds.

1. Public safety
2. Prevention of public nuisance

There appears to be some discrepancy regarding the size of the venue and I would seek clarification that Surrey Fire and Rescue have given their recommendations regarding numbers based on the current plans, and not a previous version which appears to show a larger venue.

I understand the maximum capacity recommended for this venue is in the region of 200 persons. However, the premises are on the same site and share an entrance with another facility with a maximum capacity of over 600 persons. Therefore I believe it is important to take both these numbers into account when considering this impact this license will have on the surrounding area. There is nothing in the application to suggest that people will be prevented from leaving the driving range at the end of it's license hours and directly entering the 'restaurant' to continue drinking. Thus the impact on local residents will extend beyond the license hours of the driving range. It is therefore important this application is not considered in isolation.

There are only 167 (plus 2 disabled) parking spaces on-site. These parking spaces will not be for the sole use of the driving range, but for the 'restaurant' as well. As the 'restaurant' has a standing capacity of over 600 people, parking appears to be severely limited, before adding the driving range requirements. Parking is already an issue on some surrounding roads such as Glenmount Road - a small narrow cul-de-sac opposite the entrance. Insufficient parking facilities on site will inevitably lead to people parking on the surrounding roads. The application makes no mention of how traffic will be managed only that people will be encouraged to form a queue rather than crowd around the entrance at busy periods. I believe there should be a detailed traffic management plan submitted as part of this application, particularly as entry and egress is via a single point, and cars will need to wait for others to exit before they can enter the site potentially leading to queuing traffic on Mytchett Road. Once again it is important this application is not considered in isolation

In the original outline planning permission it was stated that the existing vehicular access be redesigned to improve visibility, this work has not been undertaken. There have been a number of serious road traffic accidents on this particular stretch of Mytchett Road in recent years, with vehicles leaving the road and damaging nearby properties and serious injuries sustained. This is without the added hazard of vehicles entering and leaving the site. Traffic movements have increased significantly since the original outline planning application was granted, however there does not appear to have been a traffic impact review since 1996. This will now be woefully outdated and should not be relied on when making any decisions.

The application states that outdoor activities will cease at 10pm, however the changes in law regarding

smoking in public places means that smokers will be forced to use the outdoor smoking areas after this time if they want to smoke. The plans do not seem to indicate where the smoking area will be located, but there are a number of properties close to the driving range building giving rise to the potential for noise disturbance from patrons using the smoking areas long after the 10pm cessation of outdoor activities. Once again this has come about since a change in the law since the outline planning permission was granted, so this permission should not hold any weight when making decisions.

Much is made in the application of the considerable experience of the licence holder. However, this application has had numerous incarnations with many mistakes being made over a number of months. I would like to believe that this is incompetence on the behalf of the applicant rather than a deliberate attempt to deceive. But this in itself raises serious doubts over their ability to effectively manage such a large facility.

Until wider consultation is completed and formal planning permission is granted for the two venues on the Mytchett Mere site, I do not believe the council can adequately consider this license application and it's wider implications for the local community.

--

Best wishes

Barbara

Mr D. Seekings  
Licensing Officer  
Surrey Heath Borough Council  
Knoll Road, Camberley  
GU16 6AX

Miss K Trevithick  
■ Mytchett Rd  
Mytchett  
Surrey  
GU16 6AX

22<sup>nd</sup> October 2014

Dear Sir,

Premises License Application in respect of The Golf Driving Range, 220 Mytchett Road, Mytchett, Surrey

As residents of Mytchett, we wish to **object** to the above referenced application on the grounds that the application does not meet the following aspects of the Council's objectives as specified in the Licensing Act 2003:

- (a) The prevention of public nuisance
- (b) Public safety

I would like to draw on the fact that the application is for the sale of alcohol on and off the premises something that was submitted and knocked back on the previous application for the Water's Edge Restaurant. This is not in the local residential area's benefit or to the public.

I would also like to draw attention to the fact that in the previous hearing Bob Potter and his representative that the Golf Driving range was not included on the application as they were not intending to have it as such but now he is applying for this again even though the original application was submitted in 1993 thus making anything agreed null and void. I also believe that the application was subject to highway improvements much of which would have a severe detrimental effect to the local residents and the area.

All of this is being done without any planning permission and I know that this is a separate appeal for the licensing but surely you can not licence a building that has not been approved. I can see nothing of this site benefiting the residents of Mytchett the only person it is beneficial to be Bob Potter and his daughter.

Yours sincerely

Miss Karen Trevithick & Mr Gary Sanger

Mr W Sawers  
[REDACTED] Mytchett Road  
Mytchett  
Camberley  
Surrey  
GU16 6AE

Licensing Manager  
Surrey Heath House  
Knoll Road  
Camberley  
Surrey  
GU15 3HD

20 October 2014

Dear Mr Seekings,

1. We are writing to you to strongly object to the latest Alcohol Licence Application that has been submitted to Surrey Heath Council for the Golf Driving Range, 220 Mytchett Road, Mytchett, Surrey
2. Our objection is based upon the increased potential for public nuisance due to the fact that the driving range, the golf club house and the 'entertainment centre/restaurant' will all be sharing the same car park (only 160 spaces). This is likely to become congested thus increasing the amount of noise and disturbance coming from this area which is situated less than 100m from the rear of our property.
3. An increase in usage will be directly proportional to an increase in the level of noise and disturbance due to vehicles entering and exiting the car park, at the bottom of our garden, where it would be impossible to avoid the inevitable sounds of voices, car doors (opening and closing), car alarms being deactivated, engines starting, taxis arriving, users putting golf clubs into their boots, etc. This kind of disturbance is far more likely when patrons are under the influence of alcohol. There may even be issues around security with nothing to prevent some of the less honest users entering our gardens and committing crimes of theft or intrusion. Much of this disturbance could take place late at night (11:00 to 12:00pm) thus preventing the current peaceful enjoyment of our home for all our family.
4. The Waters Edge site is a huge site, so why the applicants chose to put the car park at the foot of all the residential properties is astounding. One way to alleviate many of the car parking issues (security and noise) would be to move the car park further over onto the site well away from the residential properties.
5. This site already has two alcohol licences that have been approved by Surrey Heath Council much to the disapproval of local residents, We firmly believe that is more than enough and a third licence is completely out of line with a venue that has been presented to the Council as a driving range to be used by families. Such promotion of alcohol usage is hardly fitting for a family orientated venue, notwithstanding the potential safety implications associated with people hitting golf balls whilst under the influence of alcohol with children present, which we believe contravenes the licensing objective 'Protection of children from harm'.
6. Taking all the points raised above into consideration we cannot see any good reason why the Council should approve this alcohol licence application. As such we would strongly urge the Council to reject this application to protect the rights of our family and many other residents and also to protect children using the facilities from potential harm. We look forward to your response.

Yours Sincerely

Mr R W Sawers and Mrs T Sawers

**Derek Seekings**

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**Subject:** FW: Premises Licensing Application, golf driving range at 220 Mytchett Road, (also known as, The Water's Edge).

---

**From:** Joh Emuss

**Sent:** 22 October 2014 21:42

**To:** Derek Seekings

**Cc:** [REDACTED]

**Subject:** Premises Licensing Application, golf driving range at 220 Mytchett Road, (also known as, The Water's Edge).

Dear Mr Seekings.

Please find my official objection, to the proposed golf driving range at 220 Mytchett Road, Mytchett.

I am sorry that I have sent you this so late, but unfortunately I got my dates mixed up.

If necessary, I will mail you a signed copy of this document, but it has already got my digital signature on it, hopefully that will be sufficient.

PLEASE CAN YOU ACKNOWLEDGE RECEIPT OF THIS EMAIL.

**VERY BEST REGARDS**

**JOHN. A. EMUSS**

**[REDACTED] Mytchett Road,  
Mytchett,  
Near Camberley,  
Surrey  
GU16 6AF.  
Telephone Land Line [REDACTED]  
Mobile [REDACTED]  
EMAIL:**

Wednesday, 22 October 2014

**Attn: Mr D. Seekings, the SHBC Licensing Officer.**

**Ref: Premises Licensing Application, golf driving range at 220 Mytchett Road, (also known as, The Water's Edge).**

Dear Mr Seekings

**As a Mytchett Resident for over 40 years, and also as a former SHBC Councillor.**

I wish to **object** to the above referenced application on the grounds that the application does not meet the following aspects of the Council's objectives as specified in the Licensing Act 2003:

(a) The prevention of public nuisance

(b) Public safety

**Whilst I know that Planning issues do not form part of the Application; the applicant has given considerable weight in the supporting documentation to his application to Planning Approvals granted in December 1996 and January 1998.**

It is clear that since 1998 issues concerning both Public Nuisance and Public Safety have changed dramatically and it is equally clear that both of the above permissions referred to above have now 'lapsed' as per SHBC's own website (see Appendix to this letter). New applications for the site should now be submitted to ensure that current standards of both public nuisance and safety are applied to the site.

More specifically, both planning approvals referred to by the applicant call for Highway Improvements (***Condition 14 of the 1996 approval, reconfirmed in 1998***) to be made to the entrance of the site. The reason given for this condition states that:

***The condition above is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users***

This condition which specifically refers to both public safety and nuisance (flow of traffic and inconvenience to other highway users) has not been met and the local authority should not grant this license application until it has been met.

Please also note that Item 9 (Confirmation from Surrey Police regarding CCTV) is not included in the supporting document on your website. This clearly has both public safety and nuisance implications.

### **Appendix: Extract from Surrey Heath Website:**

*Question: How long does a planning permission last?*

*Answer*

- *There are several types of planning permission. When planning permission is granted a condition is normally attached advising the applicant how long the planning permission is valid for.*
- *Planning permissions normally last 3 years.*
- *Outline applications normally last 3 years with development taking place within 2 years of the approval of the final reserved matter.*
- *Submission of the reserved matters must be submitted within 2 years of the date of the approval of the outline.*
- *New Housing and Commercial development are usually valid for a maximum of 5 years.*

Please acknowledge receipt of this OBJECTION.

YOURS SINCERELY

JOHN EMUSS



## Derek Seekings

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**Subject:** FW: Application for a premises licence in respect of the Waters Edge, Mytchett Rd, Mytchett, Surrey, GU16 6AG.

-----Original Message-----

From: Doreen Days [mailto:████████████████████]

Sent: 20 October 2014 12:54

To: Derek Seekings

Subject: Application for a premises licence in respect of the Waters Edge, Mytchett Rd, Mytchett, Surrey, GU16 6AG.

THIS A LETTER OF OBJECTION

We have received copies of the letters of objection sent to you by Mr Mike Heffernan and Mr John Milne regarding the The Waters Edge development.

We have read these letters very carefully and both my husband and I entirely agree with all the objections they have put forward so we would like this e-mail to be included as an objection from us.

We live at █████ Mytchett Road/corner of Hazel Road and already have problems with parking so any further increase in traffic caused by this development would certainly cause us further problems.

Regards,

Doreen & Alan Day,  
██████ Mytchett Road

Sent from my iPad