

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.

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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.