

2019/0309

Reg Date 09/04/2019

Town

LOCATION: 6-28 PRINCESS WAY, CAMBERLEY, GU15 3SP
PROPOSAL: Removal of canopies from retail properties on Princess Way to facilitate major Public Realm works. (Amended plans rec'd 17.04.2019)
TYPE: Full Planning Application
APPLICANT: Mr Keenan
Camberley Trustee No.1 and Camberley Trustee No.2 Limited
OFFICER: Patricia Terceiro

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee as the applicant is the Council.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal comprises removing the existing canopies that extend above nos 6 to 28 Princess Way.
- 1.2 The current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Princess Way is a primary shopping area located within Camberley Town Centre. The application site comprises units 6 to 28, located within the northern side of Princess Way. Similar to its surroundings, the application units are occupied by different shops, restaurants and sui generis uses.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history regarding the proposed development.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the removal of canopies from the retail properties located on the northern side of Princess Way. The existing canopies extend to an approximate 100m length, measure 4.6m in maximum height and 2.5m in maximum depth.

- 4.2 The proposal would form part of the wider Camberley High Street transformation project, which aims to improve the quality for the town's public realm as well as providing a substantial upgrade to the town centre connectivity. As a result of the transformation project, Princess Way will be a vibrant shopping street where users will be able to enjoy a high quality uncluttered environment with more light and space to host events, whilst providing wide footways able to accommodate heavy pedestrian traffic.
- 4.3 Although at the time of preparation of this report the exact timeframe for the public realm works is unknown, works are planned to commence in the summer, following removal of the existing canopies (which would not be replaced).

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objections, subject to planning conditions

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no written representations have been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located in a residential area within Camberley Town Centre, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. Policies TC1, TC11 and TC17 of the Camberley Town Centre Area Action Plan (AAP) 2014, as well as the Camberley Town Centre Masterplan and Public Realm Strategy SPD also constitute material planning considerations.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area
 - Residential amenity
 - Highways considerations
- 7.3 Impact on character of area
- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.

- 7.3.2 Policy TC1 of the AAP states that new development within the Town Centre should be appropriate in terms of scale to the function and character of the Town Centre and furthermore, should support the strategy for regeneration of this area. Policy TC11 goes on to say that development proposals will be required to make a positive contribution towards improving the quality of the built environment. Policy TC17 advises the Council will expect the retail frontage along Princess Way to be improved.
- 7.3.3 The Camberley Town Centre Masterplan SPD points out opening up Princess Way as an attractive, animated and open street as one of the objectives for the Pembroke Broadway Area. The existing canopies are well visible within the streetscene, however it is not considered they add value to the public realm and their removal would open up the street and make it more attractive for pedestrians.
- 7.3.4 In the interests of protecting the character of the area, a planning condition has been added to this recommendation so that any repair works associated with the removal of these structures are undertaken in materials to be previously agreed with the Local Planning Authority.
- 7.3.5 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP and Policies TC1, TC11 and TC17 of the AAP.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Policy TC1 of the AAP goes on to say that new development within this area should be acceptable in terms of the impact on the amenity of both residential and commercial areas.
- 7.4.2 The proposal would comprise removing existing structures and, given the relationship with and distance to the nearest residential units, it is not considered the absence of these canopies would harm the amenities currently enjoyed by the closest neighbours, either residential or commercial.
- 7.4.3 While it is acknowledged that the canopies have a function of providing shelter from the elements, it is noted that their removal would improve the quality of the road, by removing clutter and allowing more sunlight into the street and resulting in an open, high quality environment with aesthetic value.
- 7.4.4 As such, the proposal would not be considered to affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and Policy CP1 of the AAP.

7.5 Highways considerations

- 7.5.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

7.5.2 The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds, considers the proposal to be acceptable, subject to the submission of a Construction Method Statement including details of how the canopies will be removed.

7.5.3 The proposal is therefore in line with Policy DM11 of the CSDMP.

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, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included 1 or more of the following:

a) 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.

b) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

9.0 CONCLUSION

9.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities or highways. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP, Policies TC1, TC11 and TC17 of the AAP and the Camberley Town Centre Masterplan and Public Realm Strategy SPD.

The application is therefore recommended for conditional approval.

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, unless the prior written approval has been obtained from the Local Planning Authority.
 - Drawing 'Proposed elevations', sheet 1 of 1, received 17 April 2019
 - Block plan, received 9 April 2019

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. No external facing materials shall be used on or in the development hereby approved until samples and details of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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.

4. No development shall commence until a Construction Transport Management Plan, to include details of:

a) programme of works (including measures for traffic management) to include details of how the canopies will be removed.

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. and to accord with Policies DM11 and CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Advice regarding encroachment DE1
3. Party Walls (etc) Act 1996 DE3
4. Building Regs consent req'd DF5
5. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
7. The applicant is advised that a Temporary Closure Order to carry out the proposed canopy removal works will be required.