

Date Published: 22 June 2012



PLANNING COMMITTEE

21 JUNE 2012

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Alison Sanders
Director of Corporate Services

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Updated Planning Conditions Circulated at Meeting

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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
21st June 2012
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

12/00258/FUL

Ryder Cottage 2 St Johns Road Sandhurst Berkshire GU47 9AD

ISSUE DATE 19.06.12

Correction to Officer Report

Para 3 on Page 29 should read:

This application has been reported to the Planning Committee at the request of Councillor Dudley due to concerns that the proposed development may well be unneighbourly and an overdevelopment of the site.

Amendment to recommendation

Amendment to condition

Condition 4 should read:

The first floor bedroom, bathroom and en suite windows in the north and south facing side elevations shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: SEP CC6, BFBLP EN20]

ISSUE DATE: 21.06.12

Correction to Officer Report

The final sentence within the penultimate paragraph on Page 31 should read:

Therefore a condition of any approval given would require these three windows to be glazed with obscure glass and fixed shut.

Item No: 6

12/00264/FUL

Four Seasons Goughs Lane Warfield Bracknell Berkshire RG12 2JS

ISSUE DATE: 19.06.12

Additional Information

Amended plan received 19/06/12

Drawing 1247-P01b shows that a doorway has been inserted between the 'hall' and 'bedroom 4/reception'. This maintains an important degree of integration between the annexe created and the host dwelling. This integration is considered sufficient for the proposed annexe to be considered ancillary to the host dwelling and a condition is proposed to ensure the annexe remains ancillary.

ISSUE DATE: 21.06.12

Amendment to Recommendation

Amendment to condition 4 to read:

The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Four Seasons, Goughs Lane, Bracknell and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would not provide sufficient off-road parking to comply with Council parking standards, it would require mitigation measures and would involve intensification of the site.

[Relevant Policies: SEP CC6, CC7, T4, BFBLP EN20, M9, Core Strategy DPD CS6, CS7, CS23]

Item No: 7

12/00278/FUL

21 Seddon Hill Warfield Bracknell Berkshire RG42 2PF

ISSUE DATE: 21.06.12

Additional Information

Amended block plan D02/J received by the Local Planning Authority 20/06/12:

This plan shows the splay of the lay by is unchanged by the proposed additional car parking space and the grass triangle of verge (albeit reduced in size) is retained to differentiate the lay by parking space from the access serving 21 Seddon Hill. The Highways Officer has agreed this plan is acceptable and avoids conflict between the proposed parking space and the existing lay by.

Amendment to recommendation

Amendment to condition 2 to read:

The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 26/03/12:

Plans D1

Amended Site plan received by the Local Planning Authority on 14/06/12

Amended block plan D02/J received by the Local Planning Authority on 20/06/12

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Amendment to condition 3 to read:

The development hereby permitted shall not be begun until the associated vehicle parking and pedestrian access has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

Item No: 8
12/00292/FUL
25 Pyegrove Chase Bracknell Berkshire RG12 0WE

ISSUE DATE: 19 JUNE 2012

Corrections to Officer Report:

Highway Implications

Officer note: Amended plans were received on 13 June 2012 in which the supporting column of the proposed two storey side extension at ground floor level has been set back 1200mm from the front elevation of the dwellinghouse in accordance with the comments from the Highways Officer (in the original plans, the supporting column at ground floor level was set back 800mm from the front elevation of the dwellinghouse) to accommodate manoeuvring and to ensure that acceptable visibility can be achieved.

Conclusion

The third sentence of the conclusion on p51 should read: "The proposed car port at ground floor level, although at a reduced width of 2.55m", not 2.5m as stated in the report.

Amendment to condition

Condition 2 should read:

The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 27 March 2012 and 13 June 2012:

block plan received 7 March 2012

drawing no. 1228/04 and 05 received 13 June 2012

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Item No: 9
12/00294/FUL
12 Octavia Bracknell Berkshire RG12 7YZ

ISSUE DATE: 19.06.12

Additional Information

Additional representations received from the applicant are summarised as follows:

The light received by no. 11 is currently significantly reduced by the presence of high conifer trees that are within their ownership. If the resident is concerned about the amount of daylight received by their kitchen window, reducing the extent of these trees would offer the best opportunity for achieving better daylighting.

A rear extension 3m deep has just been completed at no. 13 and therefore it is questioned how the proposed extension can be considered "overdeveloped".

Item No: 10
12/00394/FUL
20 and 22 New Road Ascot Berkshire SL5 8QQ

ISSUE DATE 19.06.2012.

Additional Information

Winkfield Parish Council has responded as "considered no objection"

A copy of a letter from Daniel Property Investment Company Ltd has been submitted. This states that the demand for commercial property in this area is low and despite their efforts they have not found occupiers for the property. This is further hindered by the large general store (Londis) further down New Road.

Elevations of the proposed sheds/cycle stores have been submitted. The sheds are of a simple design 2.8m (h) 2.4m (w) and 1.7m (d). These are considered to be of an acceptable size, scale and design.

Response received from Environment Agency:

- No objection, the details submitted have demonstrated that the finished floor level of the proposed development have been set at least 300mm above the 1 in 100 flood level, with an allowance for climate change included.
- The Flood Risk Assessment is accepted.

Amendment to Recommendation

Condition 2 should read:

02. The development hereby permitted shall be carried out only in accordance with the following plans:

- Drg No P11/05/201 received 16.05.2012
- Drg No P11/05/S/220 received 16.05.2012
- Drg No P11/05/S/221 received 16.05.2012
- Drg No P11/05/S/210 received 16.05.2012
- Drg No P11/05/S/211 received 16.05.2012
- Drg No P11/05/S/212 received 16.05.2012
- Drg No P11/05/S/213 received 16.05.2012
- Drg No P11/05/202 received 11.06.2012

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Additional Informatives:

01. Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of Blackmoor Stream, designated a 'main river.'

02. The applicant is advised to contact westthamesconsents@environment-agency.gov.uk for further information relating to flood defense consents.

Item No: 11
12/00402/FUL
10 Lyndhurst Close Bracknell Berkshire RG12 9QP

ISSUE DATE: 19.06.2012

Additional Information

Winkfield Parish Council recommended refusal on the grounds that it is an overdevelopment of the site and a lack of a suitable access.

The Council's Transportation Officer has confirmed:

- The proposal is acceptable in principle.
- There is scope to provide three car parking spaces for the existing dwelling; however these could not be in a line. The applicant has confirmed that they would be willing to remove the existing lean-to and/or flower bed so that adequate space could be provided which would be acceptable.

(Officer comment: A satisfactory layout for on-site parking and turning for the existing dwelling can be secured through the s106 and therefore the recommendation can be amended accordingly to reflect this)

Amendment to Recommendation

Amend recommendation to read:

Following the completion of planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to:-

- a) Transport facilities
- b) Open space and recreation facilities
- c) Primary and nursery education
- d) Library facilities
- e) Thames Basin Heath Special Protection Area
- f) Parking and turning layout for the existing dwelling

In the event of the S106 planning obligation(s) not being completed by 31st July 2012, the Head of Development Management to be authorised to REFUSE the application on the grounds of:-

The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, primary and nursery education. library facilities and the Thames Basin Heath Special Protection Area. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, public open space, primary and nursery education. library facilities and the Thames Basin Heath Special Protection Area the proposal is contrary to Policy CC7 of the South East Plan, Policy M4 of the Bracknell Forest Borough Local Plan and CS6, CS14 and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

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