

Date Published: 20 December 2013



## **PLANNING COMMITTEE**

**19 DECEMBER 2013**

### **SUPPLEMENTARY PAPERS**

**TO: ALL MEMBERS OF THE PLANNING COMMITTEE**

The following papers were circulated at the above meeting.

Alison Sanders  
Director of Corporate Services

**Page No**

### **PLANNING APPLICATIONS**

(Head of Development Management)

**The conditions for public speaking have been met in the applications marked 'PS'.  
For further information or to register for public speaking, please contact Customer  
Services 01344 352000.**

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Agenda Annex

**BRACKNELL FOREST BOROUGH COUNCIL**  
**PLANNING COMMITTEE**  
**19th December 2013**  
**SUPPLEMENTARY REPORT**

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**Correspondence received and matters arising following preparation of the agenda.**

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**Item No: 5**

**13/00303/FUL**

**Church Farm House Church Lane Warfield Bracknell Berkshire RG42 6EG**

ISSUE DATE: 17.12.2013

**Correction to report:**

Page 20 section 13:

As set out in the Limiting the Impact of Development SPD the following contributions are sought for the proposal:-

Transport - £1,600

Open Space - £2,000

Primary School - £750

It is considered that the obligations in the S106 are necessary to make the development acceptable in planning terms and are directly, fairly and reasonably related to the proposed development and are therefore consistent with Policy CS6 of the CSDPD and the NPPF.

Amendment to condition 05:

No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the building approved in this permission and shall be retained as such.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

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**Item No: 6**

**13/00408/FUL**

**Glendale Park Fernbank Road Ascot Berkshire**

ISSUE DATE 17.12.13

**Amendment to Report**

20. PLANNING OBLIGATIONS on pages 39 and 40

The contributions sought are amended to read as follows:-

(i) An Open Space and recreation contribution

(ii) A built sports contribution

(iii) Primary educational facilities

(iv) SPA Mitigation

(v) Dedication of part of the site access as public highway

(vi) Secure a management and maintenance plan of communal hard & soft landscaped areas

**ISSUE DATE: 19.12.13**

**Further Representations**

1 further objection received from 18 Elliott Rise Ascot who has concerns that the current proposal in particular Plot 4 is closer to the common boundary and the surface area and number of windows on a vertical plane further infringing upon the privacy to the rear of his house and garden. Plot 4 results in 1 first floor front bedroom window that has the potential to present some overlooking but given the intervening tree this would be considered to partly screened so as to warrant a reason for refusal. If members remained concerned then an obscure glazed window could be secured by condition.

**Amendments to report**

Page 31 last 2 paragraphs should read:

Paragraph 47 of the NPPF requires Councils to identify a five year supply of housing land, which the Council has with the adoption of the SALP and as stated above this site contributes to that supply.

Paragraph 49 of the NPPF sets out that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should consider in the context of the presumption in favour of sustainable development.

Page 37 last paragraph third line should read:  
.....which would adversely affect the amenities of occupiers .....

**Amendments to Recommendation:**

**Additional condition recommended by the SuDs Engineer**

32. The development hereby permitted shall not be begun until the results of site trial pit soakage tests confirm the infiltration rates used for the drainage design have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of securing the design and use of a sustainable drainage system in the management of surface water run-off to reduce the causes and impacts of flooding.

[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7, NPPF (para. 103)]

Timescales for completion of S106 agreement is extended to 28 Feb 2014 (page 48).

**Item No: 8**  
**13/00746/OUT**  
**Land At Tilehurst Lane Tilehurst Lane Binfield Bracknell Berkshire**

ISSUE DATE 17.12.2013

**Correction to Officer Report**

p.70 - 7 Development Plan: amend to read "The Development Plan includes the following:-"

**Additional Information**

**Transportation**

Additional information has been submitted on transportation matters including amended vehicle and pedestrian access plans. These have been assessed by the Highway Officer. Whilst some detailed matters have been addressed, his overall concerns remain, as follows:-

## Vehicular access

The access road into the site has now been widened and the visibility splay amended but the proposal is still considered to fail to provide a safe and adequate access to the site paying regard to road conditions on Church Lane.

## Pedestrian access

It is not considered that a suitable footway along Church Lane from Tilehurst Lane to Forest Road can be provided without third party land (at the Stag and Hounds PH).

## Traffic calming

Notwithstanding the changes proposed, without further justification it is not considered that there is a need for this element of the proposal.

## Vehicle movements

Trip rates have been adjusted as advised but overall traffic issues remain a concern in relation to traffic distribution and impact at local junctions. A further reason for refusal (07) is recommended in relation to this point.

## Biodiversity

The applicant has submitted a satisfactory Bat report and Woodland survey/mitigation report, but has not undertaken a full reptile survey as required in Natural England's standing advice. Accordingly a holding reason for refusal (08) is recommended as below.

## Correspondence received

Representations in support of the application have been received from 7 individuals raising matters which may be summarised as follows:-

- the proposal is appropriate to the area
- if community benefits can be realised it would have a positive impact
- the site is not in the Green Belt
- a good mix of housing is proposed including affordable housing
- the development could have a positive impact on road safety, with improved visibility on Church Lane and changes to speed limits
- local horse-riders would benefit if it provides an opportunity for making improvements to the Binfield Bridle Circuit with the proposed footpath inside the development having full bridleway status and changes to speed limits

## Amendment to Recommendation

Additional reasons for refusal:-

07 The applicant has failed adequately to assess the impact of the development on the local road network which could lead to capacity of junctions being affected creating unacceptable delays and queues to the detriment of road safety. The proposed development is therefore contrary to Bracknell Forest Local Plan Policy M4 and Core Strategy Development Plan Document Policy CS23.

08 In the absence of a survey and appropriate mitigation, it has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have an adverse impact upon reptiles which are protected species. As such, the development would be contrary to Policies CS1 and CS7 of the Core Strategy Development Plan Document.

## Additional informative:-

3. The Applicant is advised that reason for refusal 08 in relation to:-

- failing to undertake a reptile survey and, if necessary, provide adequate mitigation

could be addressed by a suitable survey and the imposition of a condition if any harm revealed can be addressed through appropriate mitigation.

**ISSUE DATE 19.12.2013**

**Amendment to Recommendation**

**Informative 02 to read as follows:-**

**02. This refusal is in respect of the following plans:-**

- Site location plan: drawing CLB.LP.01A

- drawings 624/SK/001D and 624/SK/011C (access details only)

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**Item No: 9**

**13/00791/FUL**

**43 Kings Road Crowthorne Berkshire RG45 7BG**

ISSUE DATE: 17.12.2013

**Correction to report:**

Page 86, section 8.

Paragraph 47 of the NPPF requires Councils to identify a five year supply of housing land and paragraph 49 sets out that housing applications should be considered in the context of the presumption in favour of sustainable development and that where a Council cannot demonstrate a five year supply of land for housing, policies relevant to the supply of housing should not be considered up to date. Following the adoption of the SALP the Council is now considered to have a 5 year land supply.

CSDPD Policy CS15 sets out the overall housing provision targets for the Borough from 2006 to 2026 and states that deliverable and developable sites will be allocated and phased to meet this provision in accordance with the sequential order set out in CSDPD Policy CS2. The SALP allocates sufficient sites to provide a five-year housing land supply (including a 20% buffer) based on the figure provided in Policy CS15. The Inspector's report on the SALP, dated 17 June 2013, endorses the Council's approach to calculating the five year housing land supply, that it is justified and that a five year supply can be demonstrated. If permitted this proposal would contribute to the small sites windfall allowance within the 5 year housing land supply. As such it is considered that, for the purposes of the NPPF, policies relevant to the supply of land for housing are up to date and the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

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