

Date Published: 20 March 2014



## **PLANNING COMMITTEE**

**14 NOVEMBER 2013**

### **SUPPLEMENTARY PAPERS**

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

The following papers have been added to the agenda for the above meeting.

These were not available for publication with the rest of the agenda.

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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**BRACKNELL FOREST BOROUGH COUNCIL  
PLANNING COMMITTEE  
14th November 2013  
SUPPLEMENTARY REPORT**

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

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**Item No: 6**

**13/00789/FUL**

**Locks Ride Playing Fields Forest Road Winkfield Row Bracknell Berkshire**

ISSUE DATE: 14 November 2013

**Additional information**

An amended plan was received by the LPA on 5 November 2013 which shows the positioning of the proposed gate and fencing with measurements. In light of this new plan, condition 2 relating to approved plans should be altered accordingly.

**Alteration to condition 2:**

Condition 2 shall read:

The development hereby permitted shall be carried out only in accordance with the approved plan received by the Local Planning Authority on 3 September 2013 and 5 November 2013: plan entitled "Locks Ride Playing Fields" - Appendix 2.

plan showing positioning and length of gate and fencing

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

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**Item No: 8**

**13/00851/FUL**

**Block B Christine Ingram Gardens Bracknell Berkshire**

ISSUE DATE: 12 November 2013

**Additional information:**

The creation of an additional bedroom within an existing flat does not constitute development in accordance with Section 55 of the Town and Country Planning Act 1990 (as amended). As such, condition 3 which relates to the provision of the 2no. parking spaces (1no. new space and 1no. reorientated parking space) on site prior to the occupation of the flat at second floor level and condition 4 which relates to the provision of the additional cycle space prior to the occupation of the flat at second floor level do not meet the test for conditions as set out in Circular 11/95.

Planning conditions should be:

- i. necessary
- ii. relevant to planning
- iii. relevant to the development to be permitted
- iv. enforceable
- v. precise
- vi. reasonable in all other respects

Conditions 3 and 4 are not relevant to the parts of the proposal which require planning permission as these conditions link the provision of the additional parking and cycle spaces to the roof space flat which in itself does not require planning permission.

As such condition 3 and 4 have been deleted and the conditions have been renumbered.

ISSUE DATE: 14 November 2013

**Additional information:**

The existing parking layout on site is that as shown on drawing no. 171013.

3no. parking spaces implemented as part of permissions 13/00505/FUL and 13/00506/FUL exist on site (spaces 18, 44 and 43 as shown on drawing no. 171013) however these spaces have yet to be marked out in accordance with condition 7 of the aforementioned permissions, however there is no breach of the condition as the condition required the parking spaces to be surfaced and marked out prior to the occupation of the roof space flats in Block A. For information, works have commenced on the dormer windows on Block A but the flats are not yet occupied.

The alterations to the parking subject to this application - requiring the reorientation of parking space no. 17 90 degrees to the access road and the provision of an additional parking space has not been undertaken on site.

The extension to the cycle store was approved by permissions 13/00505/FUL and 13/00506/FUL. These works have been completed on site.

It is noted that no condition has been imposed which requires the amended parking spaces subject to this application to be surfaced and marked out in accordance with the plans forming part of the application should these alterations to the parking spaces be implemented on site. As such, an additional condition is recommended:

**Condition 4:**

Within 2 months of the implementation of the alterations to the existing parking layout including the provision of the additional vehicle parking space, the spaces shall be surfaced and marked out in accordance with the approved drawing no. 171013A received by the Local Planning Authority on 26 September 2013. The parking spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the parking spaces are provided and marked out so as to avoid parking on the access road within the site which could affect internal traffic circulation within the site or lead to on-street car parking outside of the site which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

**Amendment to conditions:**

The conditions are as follows:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 26 September 2013: drawing no. 29-5-2C

drawing no. 171013a

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

3. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.

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 Plans and Policies: BFBLP M9]

4. Within 2 months of the implementation of the alterations to the existing parking layout including the provision of the additional vehicle parking space, the spaces shall be surfaced and marked out in accordance with the approved drawing no. 171013A received by the Local Planning Authority on 26 September 2013. The parking spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the parking spaces are provided and marked out so as to avoid parking on the access road within the site which could affect internal traffic circulation within the site or lead to on-street car parking outside of the site which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]