

Date Published: 27 April 2014



## **PLANNING COMMITTEE**

**24 APRIL 2014**

### **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)

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**BRACKNELL FOREST BOROUGH COUNCIL  
PLANNING COMMITTEE  
24th April 2014  
SUPPLEMENTARY REPORT**

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

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**Item No: 5  
13/00810/FUL  
McDonalds Wildridings Road Bracknell Berkshire RG12 7WT**

**ISSUE DATE: 24.04.14**

**Amendment to Recommendation:**

Condition 4 should read:

The extended parts of the restaurant shall not be occupied until the associated vehicle parking has been surfaced and marked out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These shall include construction details in relation to trees.

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 and to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1, EN20, M9, Core Strategy DPD CS7, CS23]

**Additional conditions:**

07. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

08. The protective fencing specified by condition 7 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

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**Item No: 7**

**13/01068/REM**

**Winchester House Market Place Bracknell Berkshire RG12 1JU**

**ISSUE DATE: 22 APRIL 2014**

**Additional information**

The application is for the approval of Reserved Matters under the outline planning permission for Town Centre re-development 12/00476/OUT. On the grant of the outline planning permission a Section 106 Agreement was entered into between the Council and Bracknell Regeneration Limited Partnership (BRP). However, the Section 106 Agreement with BRP only applies to and binds land in the ownership of BRP. The outline planning permission extended to a number of sites within Bracknell Town Centre which were not in the ownership of BRP. In order to ensure that those third party sites made appropriate contributions to infrastructure Condition 4 of the outline permission stipulated that no development should be begun on a third party site until the owner had entered into a Section 106 Agreement in a form of agreement for that site annexed to the outline permission. The draft Section 106 Agreement included provision for:-

- o affordable housing
- o financial contributions towards public realm contributions and integration of public realm provision with neighboring parts of the Town Centre
- o the provision of new public art
- o financial contributions for recreation and open space, built sports facilities, youth community facilities, education facilities, library facilities and SPA mitigation
- o waste management
- o minimising radio/TV interference
- o a Travel Plan
- o the re-provision of Bracknell Market and access to Bracknell Market during the development

In order to comply with Condition 4 of the outline consent it will be necessary for the form of Section 106 Agreement annexed to the outline permission to be executed. However, the applicant has indicated that the proposed re-development of Winchester House would not be viable if all the planning obligations set out in the draft Agreement to the outline permission had to be implemented. It is therefore proposed that a revised Section 106 Agreement will be completed which will supersede the Agreement required to be implemented by Condition 4 of the outline permission.

**Amendment to Recommendation**

IT IS THEREFORE RECOMMENDED THAT:-

1. The Borough Solicitor be authorised to complete a Section 106 Agreement in the form of the draft Agreement for Winchester House annexed to outline permission 12/00476/OUT.

2. The Borough Solicitor be authorised to complete a further Section 106 Agreement the heads of terms of which have been approved by the Head of Development Management in consultation with the Chairman.

3. Subject to 1 and 2 above the Head of Development Management be authorised to approve the application subject to the conditions in the report.

**ISSUE DATE: 24 APRIL 2014**

**Correction to Officer Report:**

Page 71 section 4 The Proposal

The building is proposed to have 19 storeys at its highest point, reducing down to 10 storeys in the west part of the building towards Skimped Hill.

**Amendment to Recommendation**

Amended conditions.:

02 The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.12.2013 , 31.01.2014 and 14.04.2014:-

PA/102 Rev A

PLA-001 Rev 01, PLA-002 Rev 01, PLA-003 Rev 01,

PLA-201 Rev 01, PLA-202 Rev 01, PLA-203 Rev 01, PLA-501

GA/201 Rev F, GA/202 Rev B,

PLA-101 Rev 01, PLA-102 Rev 01, PLA-103 Rev 01, PLA-104 Rev 01, PLA-105 Rev 01,

PLA-106 Rev 01, PLA-107 Rev 01, PLA-108 Rev 01, PLA-109 Rev 01, PLA-110 Rev 01,

PLA-111 Rev 01, PLA-252 Rev 01, PLA-251 Rev 01, PLA-112 Rev 01.

SKA/103

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

05. No construction shall take place before details have been submitted to and approved by the Local Planning Authority in writing for the ongoing management of the car parking areas to serve the development both on and off-site covering management of the entry and exit barrier control equipment, details of any CCTV system to be operated within the car parking areas and details of any shutter doors to be operated at the entrance to the car park. Once approved the details shall be implemented.

REASON: In the interests of the accessibility and safety of the car park users.

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

Additional condition

09. The building hereby permitted shall not be occupied until car parking to serve it has been provided at:-

(a) basement level (in accordance with the approved plans), and

(a) the Skimped Hill Lane multi-storey car park (in accordance with details which have been submitted to and approved in writing by the Local Planning Authority).

The parking shall thereafter be retained.

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: BFBLP M9, CSDPD CS23]

**Item No: 8**

**14/00206/3**

**Bracknell Bus Station Station Road Bracknell Berkshire**

**ISSUE DATE 24 APRIL.2014**

### **Additional information**

Additional text under para 4

A relocated access is included in the proposals to the car park of The Goose PH from Market Street, so as to reduce the vehicular movements in the bus station area and remove vehicular crossing of the new pedestrian route from the railway station to the town centre.

### **Amendment to Recommendation**

Additional condition:-

05. No development shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi-mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Other landscape features.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

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