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## **PLANNING COMMITTEE**

**23 APRIL 2015**

### **SUPPLEMENTARY REPORT**

**Page No**

#### **Planning Applications**

(Head of Development Management)

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**BRACKNELL FOREST BOROUGH COUNCIL  
PLANNING COMMITTEE  
23rd April 2015  
SUPPLEMENTARY REPORT**

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Correspondence received and matters arising following preparation of the agenda.

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Item No: 5

14/01246/FUL

1 William Sim Wood Winkfield Row Bracknell Berkshire RG42 6PW

ISSUE DATE: 23 APRIL 2015

**ADDITIONAL INFORMATION**

The proposal is not CIL liable as the total floor space created would not exceed 100 square metres.

A revised parking plan, 'Proposed Parking Plan Scale 1:50' has been received by the Local Planning Authority on 23 April 2015. The proposed additional off-street parking space has been relocated so that it is perpendicular to the highway of William Sim Wood, and the existing dropped kerb is to be extended to accommodate access to this additional space. A separation distance of approximately 1.8 metres would be provided between the extended dropped kerb and the pedestrian crossing to the south. The Highway Officer has been consulted on the revised parking plan and raises no objection, and it is considered that an adequate separation distance would be provided between the dropped kerb and the highway junction with Carnation Drive.

In order to accommodate the proposed additional parking bay existing soft landscaping features would need to be removed. In order to practically allow for this the hedging to the front of the property would need to be removed in its entirety, with a shorter replacement hedge to be planted. It is recommended that these soft landscaping features be secured by condition in the interests of the visual amenity of the surrounding area, and also to prevent vehicular access to the property via the pedestrian crossing.

**AMENDMENT TO RECOMMENDATION**

**Amendment to conditions**

Condition 02 should read:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

J/2061/1 Rev. A 'Proposed Plans and Elevations' received on 16 March 2015

Dwg. Title 'Proposed Parking Plan Scale 1:50' received on 23 April 2015

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

Condition 04 should read:

04. The development hereby permitted shall not be occupied until the 2no. off-street parking spaces as shown on drawing 'Proposed Parking Plan Scale 1:50' received by the Local Planning Authority on 23 April 2015 have been provided in accordance with

the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

An additional condition (06) is recommended to be imposed:

06. The development hereby permitted shall not be occupied until the alterations to the soft landscaping features within the retained front garden of the property as shown on drawing 'Proposed Parking Plan Scale 1:50' received by the Local Planning Authority on 23 April 2015 have been provided in accordance with the approved plans. The soft landscaping features shall thereafter be retained as such and shall not be used for any other purpose. If within a 5 year period of the completion of the development any feature of soft landscaped area which is removed, uprooted, or is destroyed or dies it shall be replaced by plants of the same species and size as that originally planted at the same place.

REASON: - In the interests of good landscape design and the visual amenity of the area, and to ensure that the footway crossing is maintained for pedestrian use only.

[Relevant Policies: CSDPD Policies CS7 and CS23, BFBLP 'Saved' Policies EN2 and EN20].

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Item No: 6

15/00106/FUL

T D S House Terrace Road South Binfield Bracknell Berkshire RG42 4BH

ISSUE DATE: 23 APRIL 2015

Amendment to report

The first line of the Development Plan section on page 37 of the agenda should read:

The Development Plan for this Borough includes the following:

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Item No: 7

15/00146/FUL

4 Knowles Avenue Crowthorne Berkshire RG45 6DU

ISSUE DATE: 23 APRIL 2015

#### ADDITIONAL INFORMATION

The proposal is not CIL liable as the total floor space created would not exceed 100 square metres.

Additional correspondence has been received from the applicant (dated 16 April 2015) stating that Thames Water as the Water Authority have conducted a survey of the property in relation to the piped streams sited beneath the property. The Thames Water Officer confirmed that the proposed development would not affect these water features, and therefore no build-over agreement is required between the applicant and Thames Water. *[Officer Note: In any case, in respect of concerns about piped streams and the construction process, the property would be subject to separate Building Regulations].*

#### CONDITIONS

Condition 04 should read:

**04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on either the north- or south-facing side elevations of the two storey front extension hereby permitted.**

**REASON: In the interests of the residential amenity of the neighbouring properties of 2 and 6 Knowles Avenue, Crowthorne.**

**[Relevant Policy: BFBLP 'Saved' Policy EN20].**

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**Item No: 8**

**15/00150/FUL**

**14 Green Lane Sandhurst Berkshire GU47 9AG**

ISSUE DATE: 21 APRIL 2015

Additional Information

An amendment has been made to the design of the proposed dwelling (shown on drawing no. 2140/PL/200 Rev A received 13 April 2015) in that a canopy is proposed over the front door and garage door on the front elevation of the dwelling (as opposed to a canopy only over the front door of the dwelling) and a first floor window on the front elevation serving bedroom 3 has been reduced from a 3 pane window to a 2 pane window to match the window proposed serving bedroom 2. These amendments are considered minor and would not require neighbour re-consultations as no additional impact results from the amendments.

Amendment to Recommendation

Amendment to conditions:

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 13 April 2015:

drawing no. 2140/PL/200 Rev A

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

Condition 4 should read:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

Condition 8 should read:

No development shall be begun 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 new dwelling and retained as such thereafter.

REASON: In the interests of the visual amenities of the area.

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

Condition 10 should read:

The garage shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

Condition 13 should read:

No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The mitigation measures shall be undertaken in accordance with the approved scheme.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFBLP CS1, CS7]

Condition 17 should read:

No development shall take place until the side facing window at first floor level serving a bedroom at 14 Green Lane has been relocated to the rear elevation of 14 Green Lane at first floor level as shown on drawing no. 2140/PL/200 received by the Local Planning Authority on 17 February 2015 and retained as such thereafter.

Amendment to recommendation if Section 106 planning obligation is not completed

A draft Section 106 to secure SPA mitigation has yet to be submitted to the LPA and therefore the deadline for completion of the Section 106 has been extended until 30 June 2015. Therefore this section should read:

In the event of the S106 planning obligation(s) not being completed by 30 June 2015 the Head of Planning be authorised to REFUSE the application on the grounds of:-

**ISSUE DATE: 23 APRIL 2015**

**Amendment to Recommendation**  
**Amendment to conditions:**

**Condition 15 should read:**

**The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.**

**REASON: In the interests of sustainability and the efficient use of resources.**  
**[Relevant Policy: Core Strategy DPD CS10]**

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**Item No: 10**  
**15/00263/RTD**  
**Telecommunications Mast Fernbank Road Ascot Berkshire**

ISSUE DATE: 21 APRIL 2015

**Correction to Officer Report**

Since producing the main agenda, the Government has re-published the General Permitted Development Order as The Town and Country Planning (General Permitted Development) (England) Order 2015 which came into force on 15th April 2015. Part 16 (communications) of this order replaces the previous Part 24.

The following changes are therefore required to the committee report.

Paragraph 2.

Class A. Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 deals with permitted development for telecommunications development.

Class (a) A relates to the installation, alteration or replacement of any telecommunications apparatus.

A.1 states that development is not permitted by Class A (a) if-

(c) in the case of the alteration or replacement of apparatus already installed (other than on a building or other structure, on article 2(3) land or on any land which is, or is within, a site of special scientific interest) -

(i) the mast, excluding any antenna, would when altered or replaced -

(aa) exceed a height of 20m above ground level;

(bb) at any given height exceed the width of the existing mast at the same height by more than one third.

#### Correspondence Received

One additional objection has been received raising the following additional concerns:

- Third attempt to get this right. How many more attempts do they require?
- Another cabinet, 2 are already there.
- Has anyone actually guaranteed that it is safe on the health aspect as it is so close to our windows?
- What is a Jupiter pole?
- Positioning of the pole was not well thought out originally.

#### *Officer comments*

*The Local Planning Authority cannot prevent the number of applications on this site. The additional cabinet and health and safety issues are addressed in the main report. The design of the proposed mast is shown on the submitted drawings and the mast is now there and that is a consideration within this application.*

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