

Date Published: 29 June 2015



PLANNING COMMITTEE

28 MAY 2015

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)

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**BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
28th May 2015
SUPPLEMENTARY REPORT**

Correspondence received and matters arising following preparation of the agenda.

**Item No: 5
15/00122/FUL
Nutcroft 20 Priory Lane Warfield Bracknell Berkshire RG42 2JU**

ISSUE DATE: 28 MAY 2015

This application has been WITHDRAWN from the agenda pending clarification from the applicant regarding the outbuilding over the swimming pool.

**Item No: 6
15/00168/FUL
1 Addiscombe Road Crowthorne Berkshire RG45 7JY**

ISSUE DATE: 26 MAY 2015

Correction to Officer Report

Section 4- paragraph 1, correction 1m to 1.9m.

Section 8- insert after paragraph 1:

Addiscombe Road is defined as an area of special housing character and therefore 'Saved' Policy H4 of the BFBLP applies. This seeks to restrict residential development that undermines the quality of the environment, would result in a material loss of trees or vegetation or would prejudice the established residential character of the area. This policy is considered to be consistent with the objectives set out within the NPPF. Specifically to Addiscombe Road the BFBLP supporting text seeks to protect the low density of development in the area and states that there is considerable space between dwellings.

The proposal would not increase the density of development and the impact upon the space between dwellings is considered within the main report.

The proposal is considered to comply with 'Saved' Policy H4 of the BFBLP.

ISSUE DATE: 28 MAY 2015

Correspondence received

An additional objection has been received from a neighbour who has already commented raising the following additional points:

- Inaccuracies within the officers report especially relating to the distances between the proposal and the boundaries.**
- Inaccuracies within the drawings.**
- Obtrusive spilling of light form the proposed rooflights.**
- A site visit from the neighbouring property was not undertaken prior to the report being published.**
- Proposal is not that different to those previously refused.**

[Officer comment: it is not considered that the light spill from the proposed rooflights would be so detrimental within this residential, urban area, to the amenities of neighbouring residents or the character of the area, to sustain a reason for refusal. All other issues raised are addressed either within the main report or within the Supplementary Report. The relationship between adjoining properties is shown on the 1:200 block plan submitted with the application.]

Amendment to Recommendation
Additional conditions

04. The internal cill heights of the proposed rooflights shown in the roof slope of the south elevation will not be lower than 1.7m above internal floor level.

REASON: To protect the amenities of neighbouring residents.

[Relevant polices: BFBLP EN20]

05. 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 southern elevation, facing 15 Blake Close, of the extension hereby permitted except for any which may be shown on the approved drawings.

REASON: To protect the amenities of neighbouring residents.

[Relevant polices: BFBLP EN20]

Additional Informative:

3. It has been noted that a ground floor existing element has not been shown on the 'Proposed roof plan' or 'Proposed east elevation'. As this element is existing and already there it is not considered material to the consideration of the application.

Item No: 7

15/00229/FUL

Land At Felix Farm Fisheries Howe Lane Binfield Bracknell Berkshire

ISSUE DATE: 26 MAY 2015

Additional Information

Royal Borough of Windsor and Maidenhead (RBWM) have objected to the proposal on highway safety grounds. They state that the increased use of the A330 Ascot Road, north of Strutt Green, by HGV's, would have a detrimental impact on road safety and the free flow of traffic. Sections of this road are characterised by substandard forward visibility splays and narrow carriageways. This has resulted in vehicles mounting the western footway and the RBWM Highway Authority cannot approve of any other proposal that would exacerbate the existing problems and increase harm to those that travel and reside in the area.

Presently the RBWM Highway Authority is currently exploring various options to improve the safe and free flow of traffic in the area and therefore cannot approve of such a proposal which runs contrary to this aim.

The RBWM Highway Authority see no reason why the applicant cannot explore other alternative routes and must question whether the applicant undertook a site assessment of the lorry routing arrangement, or whether this is purely a desk top assessment. The applicant is advised to consider the following two options:-

Option 1~ south bound journeys

Proceed north along Howe Lane, then turning east on Drift Road and south along the A330 Ascot Road and head south west on the A3095 to access the M3 via the A332.

Option 2 ~ north bound journeys

Proceed north along Howe Lane, then turning east on Drift Road and north along the A330 Ascot Road, then head east on the B3024 Forest Green Road/Oakley Green Road to access the M4 via the A308 Maidenhead Road/A332 Windsor relief road.

[Officer comment: The objection cited by the RBWM is on the grounds of the impact of the increased vehicle movements caused by the transportation of the waste material onto the site on an unweight restricted classified 'A' road. Class A road are defined as major roads intended to provide large-scale transport links and whilst there may be existing safety issues regarding a point on this road, given its classification and that other HGV's can use this route, it would be not be reasonable to refuse this application on these grounds.]

Item No: 8

15/00346/RTD

Junction Of Ellis Road and Old Wokingham Road Crowthorne Berkshire

ISSUE DATE: 26 MAY 2015

Additional Information

Crowthorne Parish Council have recommended approval.

Amendment to Recommendation

Additional informative:

The proposal is sited within the sight lines of the approved access for the TRL site, located to the east of the site, and you are advised that should this permission be implemented the mast may need to be relocated.

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