

Date Published: 21 July 2015



PLANNING COMMITTEE

16 JULY 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

Supplementary Report

(Head of Development Management)

Blue Sheet re:

- | | | |
|----|--|--------|
| 7. | APPLICATION NO 15/00216/FUL - OAKWOOD, WATERLOO ROAD, WOKINGHAM, RG40 3DA | 7 - 12 |
|----|--|--------|

Erection of a detached building to be used as an Indoor Climbing Centre, the creation of an access for cycles and pedestrians directly opposite the end of the cycle path on Waterloo Road and the creation of 50no. parking spaces within the north-east corner of the site.

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BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
16th July 2015
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

14/01333/OUT

Land To The West Of Locks Ride Locks Ride Ascot Berkshire

ISSUE DATE 14.07.2015

Correction to Officer Report

Page 38, last paragraph. Re-word first sentence to read: "The applicant has provided junction capacity analysis of the Long Hill Road/Locks Ride junction for a future year of 2026 with and without development."

Correspondence received

An amended FRA/Drainage Strategy has been received which has been assessed by the Council's Senior Engineer (SuDS and Highway Adoption). He is happy with the revised document and removes his objection with regard to the surface water drainage proposals for this application.

Amendment to Recommendation

In the light of the comments of the Council's Senior Engineer (SuDS and Highway Adoption). reason for refusal no. 3 (inadequate drainage strategy) is withdrawn. Subsequent reasons to be re-numbered.

Item No: 6

15/00203/FUL

41 Ludlow Bracknell Berkshire RG12 7BZ

ISSUE DATE: 14.07.2015

Additional highway comments

The existing dwelling currently has 2 bedrooms, the proposed extension and garage conversion would result in the creation of a 3 bedroom dwelling. In accordance with the Council's Parking Standards SPD there is no change in parking requirements for a 2 or 3 bedroom property and therefore no additional demand for parking would be generated by the proposal.

The proposed garage conversion requires planning permission as No. 41 Ludlow is a flat, not because there is a restrictive condition requiring the retention of the garage for the purposes of parking. Flats do not benefit from permitted development rights and therefore any proposed alterations to a flat require planning permission.

Item No: 7
15/00216/FUL
Oakwood Waterloo Road Wokingham Berkshire RG40 3DA

ISSUE DATE 14.07.2015

Correction to Officer Report

Section 4 of the report should read:-

The climbing building will be located within the center of the site replacing an existing 13m high climbing tower including high wire and associated supporting posts.

Additional Consultee Response

Biodiversity Officer

Following a site visit it can be confirmed that the trees on site have negligible potential to support roosting bats. Therefore the Council's Biodiversity Officer has no objection to the proposal subject to conditions.

Amendment to Informative

Following receipt of an ecology report submitted after the report was written the first informative should now read as:-

This refusal is in respect of the following plans:-

Revised Site Location Plan received 27.03.15
Elevations and Floor Plans received 06.03.15
Proposed Layout Plan received 06.05.15
GPM Ecology's report dated July 2015

[Please note that the applicant did not amend all the plans to reflect the overall amended scheme]

Item No: 8
15/00248/FUL
Land Adjacent To 23 Darwall Drive Ascot Berkshire SL5 8NB

ISSUE DATE: 14.07.15

Amendment to Officer Report

Para 5 on Page 79 should read:

'The dwelling would project slightly forward and rear of the existing dwelling at No.23 Darwall Drive, however it would not result in an unacceptable loss of light to the front or rear facing windows at that property. Furthermore it would not appear unduly overbearing when viewed from the rear garden of No.23. It would be visible from two side facing windows at No.23, which serve an open kitchen/dining area. However this area is also served by a rear facing window which is considered to be primary source of light, and as such a loss of light to these windows is not considered unacceptable.'

Amendments to conditions:

Condition 5 should read:

'No development shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

Condition 6 should read:

'No development shall be occupied until the visibility splays shown to the north east of the access on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 meters measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

Additional Condition:

Condition 7

'No development shall be occupied until a plan showing the visibility splay to the south west of the access has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 meters measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

Original Conditions 7 to 11 have be re-numbered 8 to12 accordingly.

Additional Informative:

The Streetcare Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

Item No: 10

15/00312/FUL

Ramslade House Austin Way Bracknell Berkshire

ISSUE DATE 14.07.2015

Additional information

The latest bat survey report found no additional species of bats emerging from Ramslade House. The Biodiversity Officer is therefore satisfied that the bat mitigation report by WSP dated 13/07/2015 is valid and its delivery can be secured by a suitable worded condition (see below).

Amendment to Recommendation

Reword condition 18 as follows:-

18. The development hereby permitted shall not be begun until a scheme for on-site provisions to encourage wildlife has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of bird boxes and planting of value to wildlife and a timetable for implementation. The approved scheme shall be observed, performed and complied with.

REASON: In the interests of nature conservation.
[Relevant Plans and Policies: CSDPD CS1]

Additional condition

19. The development (including site clearance and demolition) shall be undertaken in full accordance with the WSP Bat Mitigation report dated 13.07.2015 which includes:-

- o measures to avoid harm to bats
- o features provided to mitigate the loss of habitat (e.g. bat boxes)
- o habitat enhancements
- o on-going management of new features/habitat

An ecological site inspection report shall be submitted to the Local Planning Authority for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

ISSUE DATE 16th July 2015

Correspondence received

A further representation has been received objecting to the application on the grounds that Ramslade House could be retained and put to uses which would benefit the community.

Item No: 11

15/00331/FUL

White Cottage Devils Highway Crowthorne Berkshire RG45 6SR

ISSUE DATE: 14.07.2015

Correspondence received

Additional letter of objection received which raises the following:

- Works are retrospective
- The applicant has undertaken retrospective works on a property in Wokingham without first obtaining planning permission.
- White Cottage appears on historic maps in around 1870 and was second oldest property in Crowthorne. The former property was poorly modernised over recent decades with extensions. Just because of the age of a dwelling, they are not all of substandard construction.
- Replacement dwelling is double the height of original bungalow, is the equivalent of a two storey dwelling at the apex
- White Cottage once had land that extended to Brookers Corner but half of it was sold for construction of a pair of semi-detached properties on Brookers Corner which turned the front garden into a small back garden with the access moved to make the front garden of the site today. The site whilst in a good size plot the area of land which can be built on is restricted by the settlement boundary and SPA.
- Whilst attempts have been made to make the dwelling less imposing, the following are concerns:
 - Velux windows result in overlooking
 - Side facing window looks into garden
 - Dwelling maybe partially well screened but due to shrubs/trees on neighbours land and are deciduous
 - Could do planting or erect fence to screen the dwelling
 - Single storey element is tall and imposing
- Replacement dwelling will have permitted development rights intact
- Storm drainage ditch runs along settlement boundary and ensures run off from forest does not flood gardens of Brookers Corner, Upper Broadmoor Road and White Cottage itself. Any blockage of the storm drain will cause flooding to surrounding properties

- Object to proposal due to excessive roof height and resultant bulk, detrimental to visual amenities of surrounding area
- Proposal should be considered as additional housing not permissible under SPA legislation. (Officer note: given the LPA know that a dwelling existed on site and works to demolish the dwelling and rebuild commenced quickly without any substantial passage of time, the LPA assess the proposal as a replacement dwelling, not a new dwelling)
- Dwelling is incoherent. Dwelling design is more befitting of Edgcumbe Park.
- No valid documentation in relation to tree protection. Has been no ground or tree protection barriers in place.
- Privacy impacted both in size and outlook

In total, 2no. objections have been received to the proposal.

A letter from the applicant to Committee Members and Councillors has been received which states:

- Saddened and disappointed that application has to go to Planning Committee
- Have spent money on submitting applications and architectural and planning consultancy fees and lost faith in planning system
- Before submitting application, sent letters to all neighbours and no objections or issues raised.
- Planning officer was happy with design and no impact to neighbouring properties
- No overlooking or loss of privacy
- Height is in keeping with local area whereby all properties are two storey dwellings
- How was objection allowed when timeframe for neighbour consultations had expired (officer note: objections can be received up until a decision is made on the application)
- Our view that due to separation distances between properties, no loss of light or privacy results from the dwelling. Been informed that just because the dwelling is more visible, nobody has a right to a view.
- 3A Brookers Corner is in principle more affected than 3 Brookers Corner, however they have supported the application, along with 5 Brookers Corner.
- Property is not listed
- Tree surveys carried out by an Arboriculturist and submitted to the LPA.
- Throughout process have put neighbours first and considered them and worked closely with the LPA.

Item No: 14

15/00455/NMA

2 Grove Farm Cottages Lower Sandhurst Road Sandhurst Berkshire GU47 8JG

ISSUE DATE: 16 JULY 2015

Correction to officer report:

The first line should read:

This application has been reported to the Planning Committee at the request of Councillor Birch in light of the concerns raised by the objector.

Correspondence received

A further letter of objection has been received by the original objector to the application which raises the following:

- Window at first floor level in the rear forming part of the NMA has now been installed.
- Is line of sight from kitchen to window of no. 1
- As built revisions are unacceptable
- Overbearing
- Intrusive
- Out of character with surrounding buildings and environment
- Overlooking and loss of privacy

- No other buildings in immediate area which have UPVC
- Conditions imposed should be monitored
- Installation of flue - should be removed
- Conditions imposed trees should be protected and no bonfires lit

Amendment to recommendation:

The following informatives to be added:

- 1. In reaching this decision, the local planning authority is satisfied that the amendments proposed by this application do not constitute material amendments to the original planning permission.**
 - 2. All other conditions attached to planning permission 14/00917/FUL remain unchanged.**
 - 3. This non material amendment application relates solely to the roof lanterns and additional first floor rear facing window.**
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Oakwood, Waterloo Road, Wokingham, Berkshire, RG40 3DA

15/00216/FUL

Erection of a detached building to be used as an Indoor Climbing Centre, the creation of an access for cycles and pedestrians directly opposite the end of the cycle path on Waterloo Road and the creation of 50no. parking spaces within the north-east corner of the site.

Having read the officer report and heard the debate, I am not persuaded by the issues and arguments raised and, therefore, move the following alternative motion:-

That planning application 15/00216/FUL be APPROVED subject to the following conditions:

It is noted that the ‘positive and proactive statement’ will be completed following the debate by Members at the Planning Committee.

01. 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.

02. The development hereby permitted shall be carried out only in accordance with the following plans:

Revised Site Location Plan received 27.03.15

Elevations and Floor Plans received 06.03.15

Proposed Layout Plan received 06.05.15

GPM Ecology's report dated July 2015

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

03. The building hereby permitted shall only be used for an indoor climbing centre with ancillary facilities and for no other uses within the Use Class D2.

REASON: Given the amount parking available on site an unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.

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

04. No superstructure works shall be carried out until samples of all external facing materials have been submitted to and approved in writing by

the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details and retained as such thereafter.

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

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

05. The building hereby approved shall not be constructed until the existing climbing tower, high wire and supporting posts have been demolished. The existing climbing tower, high wire and supporting posts shall not be reinstated elsewhere on site.

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

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

06. The development hereby permitted shall not be begun until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

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

07. Notwithstanding the parking shown on the approved plans, the indoor climbing centre use shall not commence until the associated car and coach parking and turning space for both the existing Oakwood Youth Activity Centre and proposed independent climbing centre has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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, Core Strategy DPD CS23]

08. The indoor climbing centre use shall not commence until the pedestrian/cycle access has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The pedestrian/cycle access shall be retained thereafter.

REASON: In the interests of Highway Safety

[Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

09. The indoor climbing centre use shall not commence until a scheme for on site directional signage has been submitted to and approved in writing by the Local Planning Authority. The agreed signage shall be displayed prior to the first use of the indoor climbing centre and thereafter displayed at all times.

REASON: In the interests of Highway Safety

[Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

10. The building hereby approved shall not be operated as a climbing centre until a car park management plan, setting out how traffic on the site would be controlled and managed, has been submitted to and approved in writing by the Local Planning Authority. The Climbing Centre shall thereafter be operated in accordance with the approved management plan.

REASON: Given the limited parking available on site unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.

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

11. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

The building thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

12. 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.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

13. All ecological measures and/or works shall be carried out in accordance with the details contained in GPM Ecology's report dated July 2015 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a

lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding where possible any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation.

The Construction Method Statement shall be observed, performed and complied with.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

16. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development

- (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.
- REASON: In the interests of amenity and road safety.
- [Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

17. The building hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be operated in accordance with the approved Travel Plan.

REASON: In the interests of Highway Safety.

[Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

Informatives

1. The pedestrian/cycle link will involve works across a highway verge and the applicant will require the consent of the Local Highway Authority to undertake

Motion moved by Councillor Dudley.

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