

Date Published: 21 August 2015



PLANNING COMMITTEE

20 0000 2015

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)

This page is intentionally left blank

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
20th August 2015
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

14/01295/FUL

Wildwoods 24 Prince Consort Drive Ascot Berkshire SL5 8AW

ISSUE DATE: 18.08.2015

Correspondence received:

Additional comments have been received from the residents of No.25 Prince Consort Drive, which are available to view on the Council's website. The comments are a response to the published Committee Report. More specifically:

- The objector calls into question the use of precedence as justification for the recommendation. To date, invoking precedent cases has led to considerable deterioration in Prince Consort Drive when it used to be an enchanting road.

[Officer comment: The recommendation is not on the basis of precedence, and the application has been assessed on its own merits. However, the existing streetscene is a material consideration which forms part of the assessment of the application.]

- No mention is made within the report of the suggestion of the objector to move the house forward towards the road. None of the concerns of the neighbours have been accommodated.

[Officer comment: The suggestion to move the building forward to reduce the impact on the neighbouring property was made to the applicants, however they did not wish for this amendment to be made. The application has therefore been assessed on the basis of the plans that are in front of the Committee. The concerns of the neighbours have been taken into account in the assessment of the application, however it was not considered that these would warrant refusal of the application.]

- The objector has raised more detailed concerns in response to the assessment of the application with regard to the size and bulk of the dwelling, the position of the building within the site and the effect on residential amenity through loss of light and overbearing.

[Officer comment: It is acknowledged that these concerns are re-iterated and expanded upon, and Councillors are invited to view these additional comments, however the assessment of the application within the report has been made on its own merits.]

Correction to Officer Report

Para 2 on Page 32 should read:

The new dwelling would have a height of 9.12m.....Close to the site, replacement dwellings have previously been allowed at No.9, No.10, No.22 No.30, No.36 and No.37 Prince Consort Drive....

Amendment to Recommendation

Amendments to conditions

Condition 17 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 development shall be carried out in accordance with the approved scheme.

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

Condition 22 should read:

The demolition of any buildings on site shall not commence unless the Local Planning Authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.

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

Item No: 6

15/00209/FUL

Land To Rear Of Murrell Cottage Murrell Hill Lane Binfield Bracknell Berkshire

ISSUE DATE 18.08.15

Correction to Officers Report

Page 59: Overall Conclusion, third paragraph

The following concerns raised in objections received have also been considered in the 'balancing exercise' but, for the reasons summarised below, they do not change the conclusion that any harm associated with the proposed development does not significantly and demonstrably outweigh the benefits:-

- the location of the application site outside the settlement boundary - this does not result in an 'in principle' objection due to the Council's current housing land supply;

- the increase in traffic using Murrell Hill Lane resulting in disturbance to a well-used rural route (an entrance/exit from Pope's Meadow is next to the site) and danger to the walkers using the lane - the increase in traffic is not considered to be significant and would not result in any unacceptable impacts upon the character and appearance of the lane. With appropriate widening of Murrell Hill Lane, opposite the entrance to the site and at an agreed passing point further south, no highway safety implications would arise.

- the development is out of character with the area and will disturb the use of Pope's Meadow
- the site is well-screened and the proposed development would not have an unacceptably adverse impact on the character and appearance of the area or the character and function of Popes Meadow.

Amendment to Recommendation

It is considered that off-site highway works can be secured by condition (see condition 35 below) rather than obligation so planning obligation (2) is deleted.

Amendments to Conditions

Condition 02 amended to read:-

The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-

2208/01A received 23.06.15.

2208/02 received 05.03.15.
2208/03 received 05.03.15.
2208/04 received 05.03.15.
2208/05 received 05.03.15.
2208/06 received 05.03.15.
2208/07 received 05.03.15.
2208/08 received 05.03.15.
2208/09 received 05.03.15.
2208/10 received 05.03.15.
2208/11 received 05.03.15.
2208/12 received 05.03.15.
2208/13 received 05.03.15.
2208/14 Location Plan received 05.03.15.
6111-SK-001-A Site Access received 05.03.15.
Energy Statement received 05.03.15
Amended Arboricultural Impact Assessment received 23.06.15.
Amended Tree Report received 23.06.15.
Amended Surface Water Drainage Strategy received 23.06.15.

Condition 11 amended to read:-

The garage accommodation 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 17 amended to read:-

No development shall commence until a site specific design for the construction of the access road has been submitted to and approved in writing by the Local Planning Authority.

Details shall include: -

a) 1:200 scale construction profiles at regular intervals along its length showing existing /proposed finished levels in relation to existing retained tree trunk locations, together with any grading of levels proposed to the south side of its footprint.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, prior to the occupation of any dwelling.

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]

Condition 30 amended to read:-

The development hereby permitted shall not be begun until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation which has been submitted to, and approved in writing, by the Local Planning Authority.

REASON: The site lies within an area of archaeological potential, principally for prehistoric and Roman remains. The programme of work will mitigate the impacts of development and ensure an appropriate record and advance understanding of the significance of any heritage assets in accordance with national and local policy.

Condition 31 amended to read:-

No development shall commence 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 any of the buildings approved in this permission and approved means of enclosure shall be retained thereafter.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

Additional Conditions

32. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

33. The refuse collection point shown on the approved site plan shall be provided before the first occupation of the houses on plots 4 and 5 and shall thereafter be retained.

REASON: To provide adequate on-site refuse storage.

34. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

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

[Relevant Policies: BFBLP EN25]

35. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works comprising the following:

- widening Murrell Hill Lane at the new site access
- provision of a passing place on Murrell Hill Lane.

The dwellings provided by the carrying out of the development shall not be occupied until the off-site highway works have been completed in accordance with the approved scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4, CSDPD CS24]

Amendment to Informative

4. No details are required to be submitted in relation to the following conditions:

1, 2, 7, 8, 9, 10, 11, 16, 21, 22, 23, 24, 26, 28 and 32.

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

3, 4, 5, 6, 13, 14, 15, 17, 18, 19, 20, 25, 29, 30, 31, 34 and 35.

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

12, 27 and 33.

Suggested reasons for refusal should the Section 106 not be signed by 20 October: delete reason 02 as off-site highway works are proposed to be secured by condition rather than obligation.

ISSUE DATE 20.08.15

Amendment to condition

Condition 13 to read:-

4

The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works comprising the following:

- widening Murrell Hill Lane at the new site access
- provision of a passing place on Murrell Hill Lane.

The dwellings provided by the carrying out of the development shall not be occupied until the off-site highway works have been completed in accordance with the approved scheme.

REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4, CSDPD CS24]

Deletion of condition

Condition 35 is to be deleted as amended condition 13 would now secure the required off site highway works.

Item No: 7

15/00426/FUL

Land Rear Of Royal Hunt House Fernbank Road Ascot Berkshire

ISSUE DATE: 18.08.2015

Additional Information

An amended plan of the plans and elevations has been received to correct an inaccuracy noted within the drawings.

Amendment to Recommendation

Amend condition 2 to read:-

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

Site location plan (received 09.07.2015)

1B (Plans and elevations) received 12.08.2015

2A (Block Plan) received 09.07.2015

Amend alternative recommendation to read:-

"In the event of the S106 planning obligation(s) not being completed by 25 September 2015 the Head of Planning be authorised to REFUSE the application on the grounds of:-..."

ISSUE DATE: 20.08.15

Additional Information

Additional comments from Highways

The Planning Authority have now confirmed that the applicant is not able to make minor alterations to the layby on the north east side of the access road into the site to improve the useable width and enable vehicles to pass each other more safely. In light of this, a concern is still raised about the increased use of this road and the implications for highway safety at the junction with Fernbank Road created by the lack of road width and visibility into the road which is restricted by parked vehicles. This situation could be marginally improved by altering the existing yellow lines around the junction radii to the extent of the public highway but this would not preclude vehicles from parking along the majority of the access road. The situation on the access road has been observed at various times of the day and the situation observed appears to be reasonably constant. It is appreciated that a previous appeal decision for a larger

scheme commented that access to the site was adequate in design but this decision was made some time ago (2010) and it is noted that the Inspectors own observations only witnessed 'a vehicle' parked on the access road to the side of Royal Hunt House. The Inspectors decision also clearly recognised that further parking to the side of Royal Hunt House that could be created by the shortcomings of the appeal proposal would be detrimental to the highway safety. Our current parking observations clearly differ from that of the Inspector but our views on highway safety concur and this is why our highway safety concern continues to be maintained.

The triangular section of land to the rear of the proposed dwellings is outside the application site, although it is within the applicant's ownership. This land is outside the settlement boundary and lies within the Green Belt. The application site does not encroach onto this site.

Bin Storage

The public highway extends and includes the footpath to the steps which provide access to the maisonettes. This is sufficiently wide on the Fernbank Road side of the steps to enable the refuse bins belonging to the dwellings to be placed here on collection days without restricting access to the flats.

Item No: 8
15/00474/A

Greenoaks Mercedes-Benz Of Ascot London Road Bracknell Berkshire RG12 9FR

ISSUE DATE: 18.08.15

Additional Information

The applicant has advised that the existing flagpoles on site are to now be retained, with the proposal now for new flag signage in conjunction with the other proposed advertisements. The existing flag poles are 8.0 metres in height, and therefore equal in size to the replacement poles initially proposed.

Correspondence Received

An objection has been received from the occupant of 11 Wareham Road, Bracknell. The occupant objects to the proposal on the grounds that the proposal would result in an intensification of the number of advertisements present on site, to the detriment of the character and visual amenity of the surrounding area.

[Officer Comment: As detailed within the main report, the proposal would constitute replacement signage, and therefore the existing signage (with the exception of the flag poles) would be removed. The impact of the new proposed signage on the character of the surrounding area is assessed in the main report].

Item No: 9
15/00484/FUL

23 Brookers Corner Crowthorne Berkshire RG45 7DU

ISSUE DATE: 20.08.15

Amendment to condition:

Condition 4 should read

The first floor en suite and bathroom windows in the east facing side elevation of the extension hereby permitted and the first floor study window in the east facing side

elevation of the existing dwelling shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut up to a height of 1.7m from the floor level.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

Item No: 10

15/00518/FUL

Fishing Lakes Yateley Road Sandhurst Berkshire

ISSUE DATE: 20.08.2015

Correspondence Received

A verbal comment has been received asking why no. 5 Belfry Mews was not specifically mentioned within the officers report. The report considered the nearest properties to the proposal. If the impact on the nearest properties is considered to be acceptable, then the impact on properties further from the site will also be acceptable.

One further representation has been received stating that the amended reception block position does not overcome initial concerns raised.

Amendment to Recommendation

Condition 03 has been amended, replacing 'proposed' with 'approved'

Condition 07 has been amended removing 'unless otherwise agreed in writing by the Local Planning Authority'

Condition 12 has been amended removing the phrase 'their primary' to read 'The yurts hereby approved shall not be occupied by a person or persons as a residence'

Condition 12 has been re-numbered to condition 05 and all subsequent conditions have been re-numbered accordingly.

Additional Conditions

Condition 13

The development shall not be occupied until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

Condition 14

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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]

Item No: 11
15/00608/3

Street Record Hoffman Close Warfield Bracknell Berkshire

ISSUE DATE: 18.08.15

Correspondence Received

Warfield Parish Council raise no objection to the proposal, subject to the provision of adequate root protection.

[Officer Comment: Matters concerning tree protection are discussed in the full report. A condition will also be imposed with respect to tree protection measures].

Consultation Response

The Highway Officer has provided comments on the proposal, and advises that the proposed parking lay-by would be acceptable in dimensions as to provide three off-street parking spaces with associated manoeuvring space. The proposed parking bays would be constructed of permeable material and would therefore provide capacity for surface water drainage. The Highway Officer recommends that the site would need to be dedicated as public highway via an agreement between the Highway Authority and Bracknell Forest Council, and the applicant is to be advised of this by way of informative.

Amendment to Conditions

Condition 04 should read:

The tree protection measures shall be carried out in accordance with approved plan 4817 327L 'Hoffman Close - Tree protection details' , received by the Local Planning Authority on 29 July 2015 . The protection measures shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected 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 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.

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 'Saved' Policy EN1, CSDPD Policy CS7]

Additional Informatives

03. The applicant is advised that the site subject to the proposal hereby approved would need to be dedicated as public highway via an agreement with the Highway Authority.

04. The Streetworks Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree details for re-locating the existing street lighting column, which would be at the applicant's expense.

This page is intentionally left blank