

Date Published: 29 October 2015



PLANNING COMMITTEE

15 OCTOBER 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)

**The conditions for public speaking have been met in the applications marked 'PS'.
For further information or to register for public speaking, please contact Customer
Services 01344 352000.**

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BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
15th October 2015
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

14/00863/FUL

**Land At Rear Of 4 Hayley Green Cottages Forest Road Hayley Green Warfield
Bracknell Berkshire**

ISSUE DATE: 13.10.2015

Additional representation:

A further letter of objection received (from a postal address which has objected previously)

- A potential near miss occurred at junction of Goose Corner and Forest Road by a vehicle which was overtaking a vehicle in Forest Road turning onto Goose Corner where a vehicle was pulling out of Goose Corner onto Forest Road. This near-miss just illustrates and emphasizes the point we have repeatedly made in relation to the above planning application as to the excessive speed of vehicles using Forest Road and the increased risk of accident that will result if the application is approved, as the parking/waiting of cars on Forest Road will only make what is already a potential blind spot, much worse.
- It seems that only the safety of pedestrians and vehicles passing, entering or leaving the access-way for the proposed development site are being taken into consideration (i.e. by provision of visibility splays) with no regard being given to the impact road safety for neighbouring properties and other road users.
- Request a meeting be held with highways, council officers and the committee.

In response to the above comments, the Council's Highways Officer has commented as follows:

- The letter notes that, 'it seems that only the safety of pedestrians and vehicles passing, entering or leaving the access way for the proposed development site are taken into consideration (i.e. by provision of visibility splays) with no regard being given to the impact road safety for neighbouring properties and other road users'. The potential highway safety impacts of this new development are not only mitigated by visibility splays from the site access, but by the provision of two-way access at the junction of Forest Road and the provision of parking to comply with the parking standards for the 3 new dwellings and 4 Hayley Green Cottages.
- Fail to understand what is meant by, 'no regard being given to the impact road safety for neighbouring properties and other road users'.

Amendment to recommendation

Condition 28 should read:

No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the installation of a dry riser including details of maintenance. The approved scheme shall be implemented in full before the dwellings are occupied and shall thereafter be retained.

REASON: In the interests of fire safety.

ISSUE DATE: 15.10.2015

Additional representation:

A further letter of objection received (from a postal address which has objected previously)

- This planned erection benefits 1 absentee landlord and 3 (as yet) non-existent occupants to the detriment of and against the valid objections of 11 existing Bracknell Forest tax-paying resident families.
- The Planning Statement (PS) has omissions, misrepresentations & untruths.
- The proposed access/exit road for the new development is immediately opposite The Old Nursery which runs a laundry business from the property. This involves multiple daily deliveries and collections by cars, vans and trucks which park on the grass verges outside the property and on both sides of the street including either side of the proposed widened access road. This has major safety implications for the affected Bracknell Forest residents.
- The plan clearly does impact not only land to the rear of 4 Hayley Green Cottages as stated in PS but also (as demonstrated by the location plan):
 - o The land to the rear of 1, 2, & 3 Hayley Green Cottages.
 - o The land to the rear of 1, 2, 3, 4, 5 & 6 Goose Corner.
 - o The land to the left of New House.
- In its Introduction, the PS (under pt 1.4.) notes 'pre-application consultation with ...local residents', but omits to mention that all the above residents have formally and repeatedly objected to the planned development. Furthermore, other affected residents including The Old Nursery immediately opposite the planned development access road have not been consulted. (Officer comment: The Old Nursery has today been consulted on the application and given 21 days to make any representations).
- Under pt 1.6. the PS claims 'The scheme provides for ... a sensitive development' and one which 'is situated within an accessible location'. On the contrary, it is not sensitive in the light of the manifold objections of existing residents and nor are the proposed 'access' arrangement acceptable.
- Pt 1.12. states that the proposed development 'responds positively to the character of the site, including in relation to topography and local vernacular'. On the contrary, it destroys the existing green meadow outlook for residents of 1, 2, 3 and 4 Hayley Green Cottages. The meadow currently accommodates 13 caravans, and residents have never objected to their presence.
- The access arrangement and highway considerations (pts 2.13 through 2.16). The proposed 'bellmouth entrance' narrows to 3.0 metres between the existing external wall of 4 Hayley Green Cottages and the existing garden fence of 1 Goose Corner. This gap currently allows vehicular access to 2, 3 and 4 Hayley Green Cottages. Under the plan, the gap becomes a permanent access road for use by a further 6 vehicles (plus cyclists and pedestrians) with the consequent safety and environmental impacts.
- The unregistered land to the immediate left of New House currently provides necessary parking for several residents. The planned changes reduce that parking capacity and will force residents and visitors cars to be parked on Forest Road. This land is also used to accommodate refuse bins for collection for Hayley Green Cottages (up to 6 bins). The plan requires owners of the 3 planned properties to also place their bins here (adding up to 6 extra bins). These will further restrict the view of oncoming traffic for drivers exiting New House, another safety concern.
- Whilst fully appreciating the current need for new homes in the Bracknell Forest area, there are many large scale developments under construction or planning which will provide many hundreds of homes and significant job opportunities (hopefully for local people). These are largely in new sites which have little immediate impact on present residents. This proposal, however, will cause months of disturbance and disruption during construction and permanent safety concerns and environmental concerns for 11 existing, tax-paying Bracknell Forest residents and their families ... and will only provide 'up to' 6 'new jobs' for just 'a year' (according to point 2 under '8 Main Issues pt 8.7').

Correction to officer report

It has been confirmed that the proposed internal access road will be constructed from a bonded gravel surface and a bin collection point will be provided opposite the existing cottage at 4 Hayley Green Cottages.

Further, the development would incorporate soakaways along with the proposed access road and parking spaces being surfaced with a bonded gravel which is porous and would therefore be SuDs compliant. A condition will also be imposed to ensure the development is SuDs compliant.

Amendment to recommendation:

Delegate to Head of Planning to approve the application following the expiry of the consultation to The Old Nursery and no new matters being raised by this consultation response.

Condition 28 should read:

No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the installation of a dry riser including details of maintenance. The approved scheme shall be implemented in full before any of the dwellings hereby approved are occupied and shall thereafter be retained.

REASON: In the interests of fire safety.

Additional condition

Condition 29:

The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Update to informatives:

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01. Time limit.
- 02. Approved plans.
- 05. Landscaping retention.
- 08. Access
- 10. Garage retention.
- 12. No additional windows.
- 13. Obscure glazing.
- 16. Hours of demolition and construction.
- 18. Tree Protection.
- 19. No external lighting.
- 21. No site clearance shall take place during the main bird-nesting period.
- 23. Visibility splays
- 26. No gates
- 27. Cut back of hedge
- 29. SuDs

Item No: 6

14/01073/FUL

48-50 Dukes Ride Crowthorne Berkshire RG45 6NX

ISSUE DATE 13.10.2015

Representations

1no. additional objection has been received since the report was written bringing the total to 76 objections. The objector's points have been covered in the original report.

Correction to Officer Report

- para 9.42: should read 12 no. one bedroom flats and 20 no. two bedroom flats.

Additional Information

The Highway Authority has carried out parking surveys at a number of existing sheltered accommodation sites as follows:-

Winterbourne Court, Tebbit Close, Bracknell

This site has 21 parking spaces serving 40 sheltered apartments plus a warden's flat was (planning permission; 612605). The car park was observed to be around 50% full (12 parked vehicles) during an early morning survey at 7.30am on Tuesday 13th October 2015. The car park was around 80% (17 parked vehicles) during a further survey carried out at 10.30am on the same day.

McKernan Court, High Street, Sandhurst

This site has 26 parking spaces serving 54 sheltered apartments plus a warden's flat (planning permission; 611538). The car park was observed to be around 60% full (16 parked vehicles) during a mid-morning survey at around 11.00am on Tuesday 13th October 2015.

Warner Court, Yorktown Road, College Town

This site has 12 parking spaces serving 33 sheltered apartments plus manager's accommodation (planning permission; 624392). The car park was observed to be around 75% full (9 parked vehicles) during a mid-morning survey at around 11.30am on Tuesday 13th October 2015.

Wyatt Court, Yorktown Road, College Town

This site has 15 parking spaces serving 32 sheltered flats plus a manager's flat (planning permission; 02/00513/FUL). The car park was observed to be around 60% full (9 parked vehicles) during a mid-morning survey at around 11.15am on Tuesday 13th October 2015.

The Highway Authority is of the view that this further supports the case for the provision of 17 car parking spaces to serve the 32 sheltered flats proposed for this planning application.

Amendment to Recommendation:-

Conditions 03, 09, 15, 18 and 19 to be amended to read as follows:-

03. No superstructure works shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

09. No development, not including demolition above ground, shall take place until the implementation of a programme of archaeological work (which may comprise more than one phase of work) has been secured in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: The site lies in an area of archaeological potential, particularly for Roman remains. The potential impacts can be mitigated through a programme of archaeological work in accordance with national and local planning policy.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7]

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order England 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.

18. Demolition or construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on Saturdays, and not at all on Sundays or public holidays. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of amenity.

19. If ventilation equipment or air conditioning equipment is to be installed, no superstructure works shall begin until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from noise sources. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of residential amenity.

Informative 05 to be amended to read as follows:-

The Street Care 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.

Alternative recommendation

Amendments to reason 01 and additional reason (04) as follows:-

Reason 01

In the absence of a planning obligation to secure contributions towards affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policy CS16 of the Core Strategy Development Plan Document and to the Planning Obligations SPD (2015).

Reason 04

The applicant has failed to secure contributions in order to implement Traffic Regulation Orders needed to prevent on-street parking in inappropriate locations that would lead to highway safety implications. The proposed development is therefore contrary to Local Plan Policy M9 and Core Strategy Policy CS23 and the NPPF.

Correspondence received

An additional representation has been received pointing out errors in the report, asking for clarification on how in this case the parking standards were applied and also objecting to both the rear element of the building and that inadequate parking would be provided. This now takes the total number of objections to 77.

Corrections are set out below. It is considered that the objections raised are adequately addressed in the original report and subsequent supplementary sheets.

With regard to parking, applying the Council's parking standards for sheltered housing the original proposal for 33 sheltered apartments would require 31 spaces. As amended the proposal for 32 apartments would require 30 spaces. The 17 spaces proposed results in a shortfall of 13 against this figure.

Correction to Officer Report

Paragraphs 9.22, 9.24, 9.27 should refer to 5 Wiltshire Avenue and not 7 Wiltshire Avenue although the assessment of any potential impacts upon no. 5 Wiltshire Avenue are correct and have been covered in the report.

Paragraph 9.24 should read: The closest point of the building (stairwell) is 13.6m from the first floor rear elevation of Stoney Stacks.

Amendment to Recommendation:-

Condition 04 to be amended to read as follows:-

The first-floor windows in the west facing elevation of the west wing of the building hereby permitted shall not have the lower half of the windows glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The windows shall be fixed shut with the exception of the top half being openable.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

Additional condition:-

Condition 34

Notwithstanding the annotations on the floor plans the first-floor windows in the east facing elevation of the east wing of the building hereby permitted shall not have the windows glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The windows shall be fixed shut with the exception of the top half being openable.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

Additional Informative:-

Superstructure works refers to works carried out above ground and therefore does not include demolition of a building or the digging of foundations.

Item No: 7
15/00082/FUL
92 High Street Sandhurst Berkshire GU47 8EE

ISSUE DATE: 13.10.2015

Amendment to officer report:

Paragraph 9.7 should read "The proposal involves a net gain of 6 dwellings. In terms of the Council's housing provision, the proposal constitutes a small windfall site and (if approved and built) would contribute to the achievement of the "small" sites allowance and overall supply of housing. "

Amendment to recommendation:

Condition 4 should read:

The windows in the eastern elevation of the flatted development (plots 1-6), the window in the eastern elevation of plot 7 and the first floor window in the northern elevation of plot 7 serving the bathroom and the window in the western elevation of plot 9 hereby permitted 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 with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

ISSUE DATE: 15.10.2015

Amendment to officer report

Para 9.4: 92 High Street is occupied by two existing retail units - The Knob Shop and a small clothes store to the rear of the site - The Hidden Wardrobe. Whilst there would be a loss of 2 retail uses, they are both considered specialist uses, likely to draw customers from a wide area rather than serving the day-to-day needs of the local community.

Section v - Impact on highway safety

Clarification on parking:

A total of 16 parking spaces are proposed. 15 parking spaces are required for the residential accommodation proposed and a further 2 visitor spaces would be required to comply with the parking standards, resulting in a total requirement for 17 parking spaces. Therefore there is a shortfall of 1no. visitor parking space.

To address this issue, it is recommended that condition 23 requires the submission of a parking and turning plan with details to be approved by the LPA which would allocate one space to each of the 6 flats (6 spaces) plus 2 spaces per dwelling (6 spaces as 3no. 3 bedroom dwellings). The remaining 4 spaces could then be for general use by residents and visitors.

For clarification, the proposed development would incorporate SuDs to minimise flood risk. A condition will also be imposed to ensure the development is SuDs compliant.

Amendment to recommendation

Condition 23 should read:

No part of the development shall be occupied until the associated vehicle parking and turning space has been surfaced 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]

Additional condition

Condition 26:

The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Updated informatives:

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

- 03. Materials
- 06. Slab level
- 07. Hard and soft landscaping
- 10. Energy demand assessment
- 12. Working method statement
- 13. Site lighting
- 14. Boundary treatment
- 16. Bird and bat boxes
- 19. Vehicular access
- 21. Site organisation
- 22. Cycle parking

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

- 20. Visibility
- 23. Parking

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01. Time limit
- 02. Approved plans
- 04. Obscure glass
- 05. Restrictions on windows
- 08. Retention of soft landscaped areas
- 09. Sustainability
- 11. Hours of construction/demolition
- 15. Ecological measures
- 17. Updated bat survey (if required)
- 18. No site clearance during bird nesting season
- 26. SuDs

Item No: 8

15/00172/COND

Binfield House Nursery Terrace Road North Binfield Bracknell Berkshire

ISSUE DATE 13.10.2015

Additional Information

Since the main report was published the applicant has met with local residents. The outcome of this meeting was a revised plan with additional supporting information, that proposes the following changes:-

- rear boundary of 54 and 56 Knox Green: proposed 1.8m high close boarded fence deleted
- existing plant screening to be retained.
- rear boundary of 55 Knox Green: 1.2m high black estate fencing is now proposed with Beech hedge planted in front of fence, to be maintained at a height of 1.8m.
- front of 58 Knox Green 1.2 black estate fencing to be erected with beech hedge in front to be maintained at 1.5m in height.

The proposed amendments to the proposed boundary treatments would result in a softer treatment which maintain the character and status quo of the character of the area. The proposed revisions are considered acceptable and compliant with Policy CS7 of the CSDPD and 'Saved' Policy EN20 of the BFBLP.

Correspondence received

One additional objection has been received reiterating previous objections to the scheme.

Following the submission and consideration of the amended plans, four objectors have formally withdrawn their objections to the scheme stating that the amended plans address their objections to the boundary treatment scheme.

Amendment to Recommendation

Change the recommendation to approve the following plans:

Site layout plan PC-2001- REV E received 07.10.2015

Estate railing details PC-2009 received 07.10.2015

Fencing details PC-2008 received 30.09.2015.

Item No: 9

15/00536/FUL

Post Office 6 High Street Bracknell Berkshire RG12 1AA

ISSUE DATE 13.10.2015

Amendment to the report

Para 9.23 should now read:-

The access road serving Service Yard C will be used to maintain the servicing and refuse access for the site. Provision for the storage of both commercial and residential waste is proposed internally however it is preferred to have waste storage outside of the building to the rear. A condition (07) is recommended to be imposed so that this can be achieved and secured.

Amendment to Recommendation

Additional conditions:-

Condition 12

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:

- control of noise
- control of dust, smell and other effluvia
- control of surface water run off
- site security arrangements including hoardings
- 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]

Condition 13

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.

Item No: 10

15/00660/FUL

Oak Cottage St Marks Road Binfield Bracknell Berkshire RG42 4BB

ISSUE DATE: 13.10.2015

Additional representation:

The planning agent has submitted the following representation:

"The Council's lack of 5 year housing supply adds extra weight in support of a net increase in dwellings in the Borough. The proposed settlement location of the application site reduces the pressure for such additional dwellings to be located in more sensitive countryside and green belt locations within the Borough".

ISSUE DATE: 15.10.2015

Officer report:

Para 9.10 should read:

The Binfield Neighbourhood Area was designated by Bracknell Forest Council in February 2014.

The front of the site would be laid to hard surfacing to provide on site parking and turning. The proposed surface is to be permeable to limit the effect of surface water runoff. A condition will also be imposed to ensure the development is SuDs compliant.

Amendment to recommendation

Condition 10 should read:

The dwellings hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans received by the Local Planning Authority on 26 August 2015.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

Additional condition:

Condition 22:

The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015).

It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Updated informatives

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01. Time limit
- 02. Approved plans
- 04. Obscure glazing and top opening fanlight
- 05. Restrictions on windows
- 06. Height of skylights above floor level
- 12. Retention of garage
- 13. No gates
- 15. No site clearance during bird nesting season
- 17. Updated bat survey
- 22. SuDs

Item No: 11

15/00674/FUL

31 Mill Ride Ascot Berkshire SL5 8LF

ISSUE DATE: 13.10.2015

Correction to Officer Report

Correction to paragraph 9.13:

The proposed two storey front extension only projects 1.8 metres from the front elevation of the property.

Correction to paragraph 9.16:

This garage does not have an associated planning condition that it be retained for the purpose of the parking and therefore it would not be reasonable to seek replacement on-plot parking by planning condition.

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