

Date Published: 22 June 2016



PLANNING COMMITTEE

21 JUNE 2016

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)

**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
21st June 2016
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 6

16/00339/FUL

117-119 College Road College Town Sandhurst Berkshire GU47 0RD

ISSUE DATE: 21.06.2016

ADDITIONAL REPRESENTATION

A letter has been circulated to all members of the Committee and other Council members by the planning agent.

The letter states:

I am the Agent on behalf of the Applicants for the above application which is due to be considered at the meeting of at Planning Committee next week. I am writing to you as I understand from the Committee report on this item that it was your wish that the application be referred to the Committee for decision, and not determined under delegated powers, on account of your concerns over highway safety and parking.

You will note from the Planning Officer's report on this item that the Council's Highway Officer has carefully and thoroughly considered the proposal and has concluded that no objection is raised to it on highway safety or parking grounds. On the contrary, as outlined in the Planning Officer's report, the Highway Officer has stated that 'the (dropoff and pick-up) zone ... would remove cars from the road which is likely to improve access along College Road'(paragraph 9.27).

We understand and accept that it is the Councillors prerogative to request that any planning application be determined by the Planning Committee and not by Officers under delegated powers. We are also aware that there have been two previous occasions relating to these same premises (and Applicants) when the Planning Committee has overridden the recommendation of the Planning and Highways Officers and refused permission. They were on 25 May 2006 and 18 December 2014. On both occasions you may recall that an appeal was lodged against the Council's decision and both appeals were allowed. The Planning Inspector on each of the appeals granted planning permission for development that the Council's professional officers had said was acceptable but the Members had not wanted to approve.

We wish it to be known by the members of the Planning Committee that should the Committee decide for a third time that an application on this site be refused contrary to the professional officers views, then once again the Applicants will go to appeal and will seriously consider the right they have to apply for an award of costs against the Council for what they consider to be unreasonable behaviour. In this regard, we would request that this letter be read in its entirety to the Committee members at the meeting.

Please accept that the letter is in no way meant to put pressure on the Members to decide one way or the other, but it is intended to provide Members with information about the Committee's previous deliberations on this site and the potential consequences of going against their Officers' professional views.

AMENDMENT TO RECOMMENDATION

The following informatives are recommended:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

1. Time limit
2. Approved plans
3. Number of children
4. Operational hours
5. Nursery travel plan
6. Nursery times
7. Use of garden
8. Parking and turning
9. Use of 119 College Road
10. No other D1 use
11. D1 use of 119 College Road ceasing if D1 use of 117 College Road ceases
12. C3 use of 119 College Road
13. Sole part residential use of 119 College Road

3. 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.

Item No: 7

16/00375/FUL

Raj Bhawan 58 Harmans Water Road Bracknell Berkshire RG12 9PT

ISSUE DATE: 21.06.2016

AMENDMENT TO OFFICER REPORT

Para 1.1 should read:

The proposal is for the erection of a part single, part two storey rear extension following demolition of existing conservatory, conversion of garage into habitable accommodation with addition of pitched roof over garage, addition of pitched roof over existing front facing dormer and an extension to the dropped kerb.

Para. 9.6 should read:

The proposed single storey rear extensions are considered modest in size and would not be visible from the highway. The first floor extension would be set back by a minimum of 5.3 metres from a boundary of the site. The proposal is therefore not considered to be bulky or out of keeping with the character of the area.

ADDITIONAL PARA

Insert para below into section ii of section 9:

The addition of a pitched roof over the existing front facing dormer window would be visible from the highway. Due to the height of the roof over this dormer window, a minimum height of 5.2 metres above adjacent ground level, the replacement roof would not have a dominant impact on the streetscene. The pitched roof over the dormer window would be considered a modest addition and would be sympathetic to the design of the original dwellinghouse.

INFORMATIVES

Additional informative should read:

5. The applicant should note that the Bracknell Forest Council's Street Works 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: 8

16/00509/PAC

32 Wellington Business Park Dukes Ride Crowthorne Berkshire RG45 6LS

ISSUE DATE 21.06.2016

ADDITIONAL REPRESENTATIONS RECEIVED

7no. letters of objection have been received from 4 addresses. The issues raised are summarised below:

- The change of use from business to residential will lead to a higher likelihood of noise pollution, particularly on weekends and in the evenings.
- The fact that only studio and one-bed apartments are planned means that the developer's target group will be mainly young people (as opposed to families and/or elderly people) which underlines the concern regarding increased noise for the neighbourhood.
- Higher traffic volume without appropriate plans for sufficient parking will lead to parking problems for current residents.
- Developing one business property into apartments will set an example for the rest of the Business Park - if approved, other units will be developed which will result in even more noise, parking issues and traffic congestion.
- The area is an office block and not a place for residential use and when the units were first erected we were assured the area would remain as offices.
- Maintain objection to previous application as a reduction from 16 dwellings (in the previous application) to 12 is still too many. Would not like to see residential mixed with office on this side of the estate due to parking and security concerns.
- The development does not comply with parking standards, which require 1 space per unit.
- The transport report makes unsubstantiated assumptions regarding car ownership and the proposal should therefore be assessed against parking standards and rejected as it does not comply.
- Detrimental impact on road safety due to traffic and parking.
- A business car park used by parents with children without safety fences does not provide sufficient safety for children due to constant traffic of parcel delivery companies.
- Noise from 12 units will affect business meetings where there is a shared wall with Unit 33.
- No green areas are proposed as would be expected of a residential area [officer note: this is not a consideration for a prior approval application].
- The block of units (32-34 Wellington Business Park) should all be converted to residential with a fenced off safe car park or no single unit should be converted for road safety reasons.

AMENDMENT TO RECOMMENDATION

The following conditions are recommended:

1.This decision is based on the following:-

- drawing no. ASB400-02 received 23 May 2016 by the Local Planning Authority
- drawing no. ASB400-03 received 23 May 2016 by the Local Planning Authority
- Transport Statement by rgp received 23 May 2016 by the Local Planning Authority
- Stage 1 Desktop Study and Walkover Survey Report by Your Environment received 23 May 2016 by the Local Planning Authority
- Acoustic Report by ACA Acoustics Ltd received 23 May 2016 by the Local Planning Authority

2.Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

The following informatives are recommended:

1.It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2010. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless a planning obligation is entered into under Section 106 of the Town & Country Planning Act 1990 to ensure that the development has no adverse impact upon the Special Protection Area. Your development falls within one of the two types of development referred to in the heading above.

2.Any external alterations proposed would require the submission of a full planning application.

3.The applicant will need to investigate bin collection arrangements for the proposed residential use.
