Date Published: 19 January 2018

PLANNING COMMITTEE

18 JANUARY 2018

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 Resources

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
18th January 2018
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
17/00160/OUT
Furze Bank 89 Locks Ride Ascot Berkshire SL5 8QZ

ISSUE DATE: 18.01.18

Correction to Officer Report

Delete paragraph 1.6 on page 16 and also remove reference to 'brownfield site' (paragraph 1.4 on page 16) as land in built-up areas such as private residential gardens are excluded from the definition of Previously Developed Land as setout in Annex 2 of the NPPF.

Correction to para 9.15 on page 22
The correct proposed density for the site comprising 6 units is calculated as 26 dph and it is acknowledged that this will result in higher yield than that immediately adjacent to the site however it is not considered this alone would adversely impact upon the character of the area to warrant a reason for refusal.

Additional Information

Add to paragraph 7 on page 19
Waste & Recycling Officer Comment - no objection.

Correspondence received

An additional email received seeks clarification as to the correct housing density referred to at paragraph 1.5 on page 16. It is acknowledged that the dwellings per hectare (dph) is incorrect. The correct proposed density for the site comprising 6 units is calculated as 26 dph. The housing density for wider settlement area is estimated to range between 12 dph to 23 dph although much of the development fronting Locks Ride is nearer 12 dph. However in accordance with current government advice LPA's are encouraged to seek to make more efficient use of land, therefore housing densities are increasing and recent development sites within the locality reflect this. These include Alderson Court (6 dwellings) opposite the site which yields a density of approximately 18 dph, land at The Yard off Chavey Down (9 Dwellings) approximately 14dph and land at Neuchatel (5 dwellings) approximately 11dph.

Amendment to Recommendation

Reword Condition 01 on page 29 to read as follows:

Application for approval of the details of the landscaping, appearance and scale of the development (hereinafter called "the reserved matters") shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990

Reword Condition 14 on page 32 to read as follows:

All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision, for the duration of the operational works to implement the development hereby approved. No activity, including building works or the storage of associated building material, shall take place inside this protected area.
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 EN1 and EN20, CSDPD CS7]

Correct condition numbering i.e. condition 03 should read 04 and renumber the remaining condition numbers accordingly.

Item No: 6
17/00948/FUL
Fox and Hounds Hancombe Road Sandhurst Berkshire GU47 8NP

ISSUE DATE: 16.01.18

Correspondence Received:

Two additional letters of objection, and four additional letters of support have been received. The letters of objection were from properties that have already objected to the application, and raise the following concerns:
- The plans exceed the boundary of the site and encroach into the private unadopted road.
[Officer Comment: This comment is based on the Committee Report cover sheet, which is not a formal planning document and is for site identification purposes only. However it is acknowledged that this has been incorrectly drawn and is not consistent with Land Registry plans for the site or the applicant's site plan.]
- Concerns with regard to proximity of the development to the cottages at the side and the risk of damage from vibration.
[Officer Comment: This is not a material planning consideration. Damage to neighbouring properties would be a civil matter between the developer and the neighbours.]
- Permission would be refused for access to the site by neighbours along the private road.
[Officer Comment: This is also a civil matter between the developer and the neighbours. The applicants have served notice on the neighbours and demonstrated access to the site, and the planning application should be considered as such.]
- Public house conversion should be three bedroom dwellings only.

The letters of support were from three properties that previously objected to the application, and state that following revisions to the plans their objections are withdrawn subject to acceptable management of works parking and traffic, and the road being restored after the construction. As such, the number of neighbour objections has been reduced to five.

Amendment to Recommendation

Additional Condition

20. No dwelling shall be occupied until details of the signing for the visitor spaces have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
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]

ISSUE DATE: 18.01.18

Additional Representations

At the time of the first Supplementary Report on 16.01.18 the number of neighbour objections had been reduced to five. Subsequent to that date, a further objection has been withdrawn meaning that the number of neighbour objections now stands at four. Instead of the objection, a 'neutral' comment has been submitted re-iterating the concerns with regard to damage and vibration that are referenced above.

For clarity, the number of original neighbour objections was seventeen. Thirteen of these have now been withdrawn, twelve of which are now in support of the proposal with one neutral comment. The number of neighbour objections now stands at four.

Amendment to Recommendation

Condition 6 should read:

The first floor guest bedroom window in the south facing side elevation of Plot 4 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It 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]

Item No: 7
17/00337/OUT
Amen Corner (North) Popes Farm Murrell Hill Lane Binfield Bracknell Berkshire RG42 4BY

ISSUE DATE 16.01.18

Correction to Officer Report

Para 9.74 (p68)

The Amen Corner North SANG needs to be complete and available, but the land does not need to be transferred to Council ownership, before occupation of the dwellings. Para 9.74 should therefore read as follows:-

"9.74 The above contribution is to be secured by a Section 106 Agreement. This Agreement must also have an occupation restriction to ensure that the Amen Corner North SANGs enhancement works have been carried out. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and the Thames Basin Heaths Special Protection Area SPD paragraph 4.4.2."

Additional information

The following supplements para 9.59 (p67) dealing with traffic impact:-

The applicant has used robust trip rates from the Bracknell Forest Multi Modal Transport Model which indicate that in both morning and evening peak hours the proposal will generate around 32 two way trips. This would equate to around 320 trips per day. The applicant has undertaken a capacity analysis during the peak hours of the Murrell Hill Lane/London Road junction to ascertain the impact of the development upon it. Murrell Hill Lane is lightly trafficked and the impact created by the proposal is nominal and operation of the junction with the London Road is not compromised. It is important to remember that part of the proposed site was originally included with the allocation for the adjacent site and in that respect the net increase along the London Road corridor is less than the 53 units proposed.

Amendment to Recommendation

Re-word start of Recommendation to read as follows:-

"Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

- SPA mitigation measures
- the provision of on-site affordable housing
- long-term management and maintenance of SuDS, roads and footways on the site
- a financial contribution to community facilities
- the on-site provision of OSPV and a contribution towards the improvement of off-site facilities
- a financial contribution towards improvements to non-car modes along the London Road corridor and adjoining roads
- securing permissive pedestrian routes on and across the site in perpetuity
- securing S278 and S38 matters associated with the development
- provision for permissive pedestrian and cycle access to the Bellway development on the application site's western and northern boundaries should agreement with third parties be reached;
- the developer informing all future purchasers of the private status of the roads and footways within the site and that they, not the Council, are responsible for them in perpetuity..."

Delete condition 35 (times for deliveries to the site during construction) - duplicates condition 31(vi). Renumber subsequent conditions.

Add informative:

"In relation to Condition 31(vi), the hours during the construction phase when deliveries to and from the site shall take place using heavy goods vehicles (HGVs) should not be outside of the hours of 9:30am and 3:30pm Monday to Friday in order to ensure that delivery vehicles are not caught in slow moving traffic, or contribute to traffic congestion at peak times, thereby contributing to the production of NOx."

ISSUE DATE 18.01.18

Additional information

Primary education

Further to para 9.82 of the report, Primary/nursery education, CYPL has confirmed that further development in the designated area of the primary school to be built in association with the Amen Corner North development will generate demand for additional spaces at this school. Whilst no building works would be required to increase capacity there will be a need for additional furniture and IT equipment to enable additional pupils to attend the school. A financial contribution should therefore be secured by s106 agreement.

Amendment to Recommendation

Re-word start of Recommendation to read as follows:-

"Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

- SPA mitigation measures
- the provision of on-site affordable housing
- long-term management and maintenance of SuDS, roads and footways on the site
- a financial contribution to community facilities
- a financial contribution to the provision of primary education

- the on-site provision of OSPV and a contribution towards the improvement of off-site facilities
- a financial contribution towards improvements to non-car modes along the London Road corridor and adjoining roads
- securing permissive pedestrian routes on and across the site in perpetuity
- securing S278 and S38 matters associated with the development
- provision for permissive pedestrian and cycle access to the Bellway development on the application site's western and northern boundaries should agreement with third parties be reached;
- the developer informing all future purchasers of the private status of the roads and footways within the site and that they, not the Council, are responsible for them in perpetuity..."

Amend wording of condition 17

In the second sentence of condition 17 (groundwater monitoring) the term 'Chartered Geotechnical Engineer' should be replaced by 'appropriately qualified Geotechnical Engineer'.

Item No: 9
17/01098/FUL
Raj Bhawan 58 Harmans Water Road Bracknell Berkshire RG12 9PT

ISSUE DATE: 18.01.18

<u>Amendment To Recommendation</u>

Condition 02 should read:

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

HR-01 'Location And Block Plan' received on 31 October 2017
HR-04 'Ground & First Floor Plan' received on 31 October 2017
HR-05R1 'Proposed Elevations' received on 16 January 2018
HR-06 'Proposed Cycle Shed And Bins' received on 31 October 2017

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

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