

Date Published: 01 March 2018



## **PLANNING COMMITTEE**

**22 02 2018**

### **SUPPLEMENTARY PAPERS**

**TO: ALL MEMBERS OF THE PLANNING COMMITTEE**

The following papers were circulated at the above meeting.

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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Agenda Annex

**BRACKNELL FOREST BOROUGH COUNCIL**  
**PLANNING COMMITTEE**  
**22nd February 2018**  
**SUPPLEMENTARY REPORT**

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Correspondence received and matters arising following preparation of the agenda.

Item No: 5  
17/00391/FUL  
Edgbarrow School Grant Road Crowthorne Berkshire RG45 7HZ

ISSUE DATE: 22.2.2018

Amendment to Officer report

Crowthorne Parish Council comments were omitted from the original report and therefore paragraph 6.2 should include:

**Crowthorne Parish Council**

**Recommend refusal for the following reason:**

**CPC believes that, regardless of any planned route, the traffic management required, to overcome congestion, access conflicts for public/staff/pupils and safety management, is crucial for what is a very frequent delivery schedule over a period of at least 12 months (avoiding the morning rush hour and school movement times). Without such traffic management, the risk of significant road congestion is very high. Based on the NATTA report findings, CPC do not believe that the above issues have been adequately dealt with, and therefore cannot endorse the Works Access Report as tabled.**

**[Officer Comment: These concerns are addressed in section 9 - Transport Implications]**

Reword paragraph 9.42 to read as follows:

**9.42 The applicant's submissions include a delivery schedule which sets out how the contractor proposes to schedule the deliveries over a typical day. A copy of this is provided below. A condition (see condition 6) is also imposed securing the restricted hours of operations.**

### 3 VEHICLE DELIVERIES TO SITE

#### 3.1 Delivery Times

The hours for deliveries to site are proposed as 07:30 – 17:00 Monday to Friday.

In order to avoid peak school hours there will be no deliveries between 08:30 – 09:00 and 15:15 – 16:00, corresponding to peak drop-off and pick-up times.

These restrictions will apply for 39 weeks of the year (corresponding to the school term), while deliveries will be made unrestricted between 07:30 – 17:00 during 11 of the 13 school holiday weeks.

The remaining 2 weeks of the year are set aside as 1-week shutdown periods over Easter and Christmas respectively.

#### 3.2 Vehicle Numbers

Importing the required 81237m<sup>3</sup> of fill using tipper lorries with a capacity of approximately 10.5m<sup>3</sup> will require a total of approx. 7737 deliveries, over a 12-month period.

Based on this 50-week working period, 7737 deliveries would equate to 155 deliveries per week, or 31 deliveries per day.

Based on a school-day when timeslot restrictions are active, the estimated delivery schedule to site is anticipated to be as follows:

Timeslot	No. of Deliveries
07:30 – 08:30	6
08:30 – 09:00	No Deliveries
09:00 – 10:00	4
10:00 – 11:00	4
11:00 – 12:00	4
12:00 – 13:00	4
13:00 – 14:00	4
14:00 – 15:15	5
15:15 – 16:00	No Deliveries
16:00 – 17:00	Deliveries made only if required due to unforeseen circumstances
Average Deliveries per Day	31

### Amendment to Recommendation

Reword Condition 02 to read as follows:

**02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.**

**Works Access Proposal Report: Addendum 1 Revision 3 - LPA received 14.02.18**  
**1459.06 - Isopachyte Plan - LPA Re-stamp date 02.05.17**  
**1459.05 Rev C - Site Plan - LPA received 30.10.17**  
**1459.03 - Cross Sections - LPA Re-stamp date 02.05.17**  
**1459.02 - Grading & Planting Plan - LPA received 03.04.17**

**Design & Access Statement (21st March 2017) - LPA Re-stamp date 02.05.17**  
**Flood Risk Assessment Sustainable Drainage Systems Strategy - LPA Re-stamp date 02.05.17**

**9417-KC-XX-YTREE-Tree Survey and Impact Assessment Rev A - LPA received 14.11.17**  
**9417-KC-XX-YTREE-TPP02 Rev B Tree Protection Plan - LPA received 14.11.17**  
**Technical Note 001 - Construction access through group of trees - LPA received 15.12.17**

**Ecological Mitigation Plan.1459.08 - LPA received 02.08.17**  
**Drainage Plan 1459.07 - LPA received 02.08.17**  
**Plan of Measures to Ensure Nutrient Control - LPA received 02.08.17**

**Future Maintenance of Sports Pitches to Ensure No Impact on SSSI - LPA received 02.08.17**

**Ecological Statement - EBS Ltd referencing Nutrient Dated 18th July 2017 - LPA received 02.08.17**

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

**Reword Condition 04 to read as follows:**

**04. The applicant shall keep a detailed hourly log of the number of deliveries entering the site throughout the day for the duration of the project and ensure this record is available for inspection by the Local Planning Authority. The records shall be submitted every 3 months to the Local Planning Authority to confirm in writing that the records are satisfactory and complete.**

**REASON: To ensure that Local Planning Authority can monitor the number of deliveries against the applicant's daily delivery schedule as approved within their Construction Management Plan and to ensure neighbours amenities are safeguarded throughout the duration of the project.**

**[Relevant Policy: CSDPD CS23, BFBLP EN20]**

**Reword Condition 05 to read as follows:**

**05. Within one week of delivery, a waste transfer note and a clean soil certificate for each load must be logged and made available for inspection by the Local Planning Authority. The records shall be submitted every 3 months to the Local Planning Authority to confirm in writing that the records are satisfactory and complete.**

**REASON: To ensure that Local Planning Authority has a public available record of the origin and quality of the imported material to avoid any potential contamination and safeguard the adjacent sensitive site designated as a Site of Special Scientific Interest.**

**[Relevant Policy: BFBLP EN20]**

**Reword Condition 06 to read as follows**

**06. The following restrictive hours shall apply to the development hereby approved as follows:**

**(i) no deliveries or levelling works shall take place outside the hours of 07.30 and 17.00 Monday to Friday and not at any time on Saturdays, Sundays or Public Holidays; and**

**(ii) no deliveries shall take place between 08:30 - 09:00 and 15:15 - 16:00 Monday to Friday during the Edgbarrow School term.**

**REASON: In the interests of highway safety and the amenities of occupiers of neighbouring residential properties.**

**[Relevant Policy: BFBLP EN20, EN25]**

**Item No: 6**  
**17/00929/FUL**  
**28 Meadow Way Bracknell Berkshire RG42 1UF**

ISSUE DATE: 20.2.2018

Amendment to recommendation

Additional condition

No dwelling shall be occupied until the existing accesses to the site have been closed and the footways/verges are provided over the closed accesses in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

Additional informative

The Street Care team should be contacted at 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.

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**Item No: 7**  
**17/01149/FUL**  
**The Blue Lion Broad Lane Bracknell Berkshire RG12 9DB**

ISSUE DATE: 20.2.2018

Amendment to recommendation

Condition 17 should read as follows:

17. The development hereby permitted shall be carried out in accordance with the enhancement measures outlined in the Bat Emergence Survey dated 9 May 2016 and retained as such thereafter.

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

**ISSUE DATE: 22.2.2018**

Additional information

**The Mallorys, located to the north east of the site is a grade II listed building. The proposed development is not considered to affect the setting of this listed building.**

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**Item No: 8**  
**17/00775/FUL**  
**The Crown Estate Depot Swinley Road Ascot Berkshire SL5 8AZ**

ISSUE DATE: 22.02.2018

Addition to officer report

After Paragraph 5.1 insert:

The existing barn building (to be demolished) measures 10.0 metres in width, 30.0 metres in depth, and 5.7 metres in total height.

**Additional recommended condition**

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that order), no external lighting shall be installed on the site or affixed to the development hereby approved, 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.

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

**Correction to informatives**

Informative 02 should read (in respect of the above recommended condition):

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

- 1. Commencement
- 2. Approved Plans
- 4. Parking & Turning
- 5. Biodiversity Mitigation
- 7. Bird Nesting
- 8. External Lighting

Details will be required in respect of the following conditions before the commencement of development:

- 3. Materials
- 6. Biodiversity Enhancement

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Item No: 10  
17/00251/TRTPO  
8 Dale Gardens Sandhurst Berkshire GU47 8LA

ISSUE DATE: 22.02.2018

Amendment to application address: - '8 and 10 Dale Gardens'

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