

Date Published: 19 September 2018



PLANNING COMMITTEE

16 AUGUST 2018

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Gill Vickers
Executive Director: Delivery

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
16th August 2018
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

18/00263/FUL

7 Dianthus Place Winkfield Row Bracknell Berkshire RG42 7PQ

ISSUE DATE: 16.08.2018

Additional Representations Received

Winkfield Parish Council:

Further to Para. 6.2 of the Committee Report, Winkfield Parish Council have provided comment on the amended plans. Winkfield Parish Council object to the amended plans on the grounds that it is not considered that they overcome the previously raised concerns with regards to the proposal constituting overdevelopment and resulting in the loss of trees to the detriment of the character of the area, and there being insufficient parking provision to the detriment of highway safety.

[Officer Comment: these matters are reviewed in main Committee Report, including confirmation that the trees would be retained, and confirmation of an acceptable off-street parking provision to serve to dwelling].

Representations from occupants of neighbouring properties:

Further to Para. 6.4 of the Committee Report, additional representations have been received from occupants of neighbouring properties who object to the amended plans. *[Officer Comment: there is no net increase in the total number of objections made]*. The occupants object to the amended plans on the grounds of those listed in Para. 6.3 of the Committee Report, with additional concerns raised as follows:

- the extension should be placed to the rear of the dwelling instead;
- the proposal would involve an increase in on-street parking which would adversely impact sight lines for vehicles and pedestrians using the highway;
- there is no guarantee that the occupants of the proposal would utilise the driveway and garage for parking; and
- the proposed side extension would result in an adverse impact on sight lines for vehicles and pedestrians using the highway, in view of its projection.

[Officer Comments: in respect of undertaking a rear extension as an alternative, the application is ultimately assessed as per the details submitted and amended by the applicant. In terms of sight lines, the application would ultimately make provision for acceptable off-street parking and it therefore accords with parking standards and planning policies on highway safety, and driving speeds would be expected to be slow in such a cul-de-sac location. The Planning system cannot be used to force individuals to use their off-street parking spaces, but rather controls their availability. The proposed side extension would not be considered to result in an adverse impact on vehicular sight lines in view of its overall width and the retention of sections of amenity land, and in view of the overall retained layout of the adopted highway].

Correction To Recommended Condition

Condition 04 should read:

04. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area [Relevant Policies: BFBLP EN2, EN20, and H12; CSDPD CS7]

Item No: 6
18/00621/FUL
26 Blackmoor Wood Ascot Berkshire SL5 8EN

ISSUE DATE: 16.08.2018

Amendment to Officer Report

Para. 3.1 should read:

26 Blackmoor Wood is a bungalow located on the south east of the highway. The property is accessed via a spur road, there is a landscaped island separating the spur road from the main carriage way to the front of the application site. The surrounding area is predominantly residential.

Para. 9.21 should read:

There are no windows on the eastern (flank) elevation of 24 Blackmoor Wood. There are three windows and a partially glazed door to the south western elevation of 28 Blackmoor Wood. These serve, in order from front to rear, a bathroom (obscure glazed and is not considered a habitable room), a dining room (both a clear glazed window and an obscure glazed stable door), and a kitchen (clear glazed, secondary source of light due to larger apertures on the rear elevation). A loss of light assessment has been conducted for the dining window on the flank elevation of number 28 facing the proposed development site.

Item No: 7
16/00187/FUL
Land Between 95 and 101 Prince Andrew Way Ascot Berkshire SL5 8NH

ISSUE DATE 16.08.2018

Amendment to Officer Report

Paragraph 7 should be amended to include:

Natural England: No comments to make.

Paragraph 9.8 should read as follows:

9.8 The Design SPD sets out that new development should be sited and designed to minimise any potential impacts on neighbouring properties. At its closest point, house 99b would be 3.4 metres from the porch of 101 Prince Andrew Way, and 4.8 metres from the main house. House 99b would be further forward of 101 Prince Andrew Way. To ensure that there is no adverse impact on 101 Prince Andrew Way, a loss of light assessment has been carried out to the front window of 101 Prince Andrew Way, which serves a living room. In accordance with guidance, a line was drawn from the mid point of the lounge window of Prince Andrew Way at a 45 degree angle, towards the proposed development. This line did not intersect the proposed development and, as such, no adverse loss of light is considered to arise from the proposals. In any event, there is a second, larger window in the ground floor front elevation which serves the same living room and, due to the distance from the proposed development, this would not be affected by the proposals.

Paragraph 9.10 should read as follows:

9.10 The proposed house 99a would be next to the existing footpath, which would be retained as part of these proposals. At its closest point, it would be 1.3 metres from 95 Prince Andrew Way. As 99a would be set further back than 95 Prince Andrew Way, no loss of light impacts would occur as a result of the proposals. No windows are proposed in the northern (side) elevation of 99a Prince Andrew Way, so no overlooking issues would occur.

Paragraph 9.19 - please note that the site plan has been amended.

Amendment to Recommendation

Condition 2 should be amended to read:

The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 3 March 2016:

C12037.16.001 Location Plan

And the following plans received on 3 August 2018:

Site Plan

Proposed ground floor plan

Proposed first floor plan

Side NE and SW elevations

Street and back elevations

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

Condition 4 should be amended to read:

The development hereby permitted shall not be begun 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 dwellings approved in this permission.

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

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

Condition 8 should be amended to read:

No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings. The cycle parking shall be retained as such thereafter.

REASON: In order to ensure bicycle facilities are provided.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

Condition 15 should be amended to read:

Prior to the dwellings being occupied, a scheme of lighting for the retained footpath should be implemented in accordance with a scheme to be submitted and approved in writing by Local Planning Authority. The scheme shall be retained as such.

REASON: In the interests of public safety.

Two additional conditions are recommended:

18. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

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

19. When carrying out the approved development if any contamination is found it must be reported immediately in writing to the Local Planning Authority and development work must cease. Site work can only commence once LPA authorisation is given. This will be subject to satisfying all requirements as stipulated by the LPA being completed and signed off in writing. These requirements will be specific to the nature of the contamination in question.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies: BFBLP EN25]

Item No: 8

18/00568/FUL

**Royal County Of Berkshire Racquet and Health Club Nine Mile Ride Bracknell
Berkshire RG12 7PB**

Additional Representation

Page 60 paragraph 6.2

Letter from agent received 9th August 2018:

I am writing to you on behalf of David Lloyd Leisure with regards the upcoming Planning Committee, taking place on 16th August 2018.

We are pleased that the application (18/00568/FUL) has a recommendation for approval but understand that the application is being taken to committee at the request of Councillor Ingham due to 'the potential noise impact on the neighbouring residents'.

Based on this reasoning, we wanted to ask that the Committee be reminded that a Noise Assessment was submitted as part of the original submission which concluded 'that there would be a low impact from the proposal at worst'.

Furthermore, your Environmental Health Officer raised no objection to the proposals, only recommending two conditions which have been incorporated in your recommendation and which David Lloyd is very agreeable to. These include limiting the hours of operation of the development from 7am to 10pm and also the implementation of the acoustic fence, as recommended by our noise consultant.

We would be grateful if you could please make the Committee aware of these points prior to the determination of the application.

Amendment to Officer Report

Page 63 paragraph 9.11

The application includes the removal of 3no. lighting columns (one of which houses 2no. lights). It is proposed to provide low intensity light sources including lighting bollards, low level lighting, feature underwater lighting and under eaves lighting. It is not considered that the proposed lighting would adversely impact the neighbouring properties, given the existing lighting situation and the presence of dense vegetation located between the application site and the boundaries of the nearest residential properties.

The proposed development would replace 2no. tennis courts. These tennis courts are currently used from 06:00 to 21:45, when the flood lights are turned off. There is minimal boundary treatments between the tennis courts and the boundary. The proposed development would reduce the hours of use to 07:00 to 22:00 Monday to Friday, and the floodlights would be replaced with low intensity lighting. In addition, the acoustic fence would significantly reduce noise nuisance. As such, the proposed development would be considered the improve the existing situation.

Amendment to Recommendation

Page 64 paragraph 11.1

Condition 2:

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:

Design and Access Statement - Received 1 June 2018

Site Location Plan - Drawing Number: A-PL-001x - Received 1 June 2018

Proposed Site Plan (annotated) - Drawing Number: A-PL-005xA - Received 31st July 2018

Proposed Ground Floor GA Plan (annotated) - Drawing Number: A-PL-006xB - Received 31st July 2018

Proposed Elevations - Drawing Number: A-PL-007xC - Received 31st July 2018

Environmental Noise Assessment - Received 31st July 2018

Technical Note - Received 1st June 2018

Planning Statement - Received 1st June 2018

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

Condition 3:

The development hereby approved shall not be operated until the acoustic fencing shown on the approved plan and recommended within the 'Sharps Gayler - Environmental noise assessment', received by the Local Planning Authority on 31st July 2018, has been erected on the south-west and north-west boundaries and shall be maintained and retained as such thereafter.

REASON: In the interests of the amenities of the occupants of neighbouring residential properties.

[Relevant Policy: BFBLP 'Saved' Policies EN20 and EN25].

Condition 4:

The external areas of the development hereby approved shall not be used outside the following times:

07:00 hours to 22:00 hours Monday to Sunday.

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Policies: BFBLP EN25]

Item No: 9

18/00326/FUL

Bus Depot and Offices Coldborough House Market Street Bracknell Berkshire RG12 1JA

ISSUE DATE: 14.08.2018

Amendment to Recommendation

Amend wording at start of Recommendation to read:-

"Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to, but not limited to:-..."

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:-

PL01C Proposed Block Plan
PL02C Proposed Site Plan - Roof Plan
PL03C Proposed Ground Floor Plan
PL04C Proposed Mezzanine Floor Plan
PL05C Proposed 1st Floor Plan
PL06C Proposed 2nd Floor Plan
PL07C Proposed 3rd Floor Plan
PL08C Proposed 4th Floor Plan
PL09C Proposed 5th Floor Plan
PL10C Proposed 6th Floor Plan
PL11B Proposed 7th Floor Plan
PL12B Proposed 8th Floor Plan
PL13B Proposed 9th Floor Plan
PL14A Proposed Typical Flat Plan
PL20C Proposed Elevations - North & East
PL21C Proposed Elevations - South & West
PL22C Proposed Courtyard Elevations - Sheet 01
PL23B Proposed Courtyard Elevations - Sheet 02
PL30C Site Section 01
PL31B Site Section 02
PL32C Site Section 03
PL40B Detailed part of elevation
LOCA Location Plan

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

Condition 18:

Replace with following reworded condition:-

18. No development, other than that required to be carried out as part of an approved scheme of remediation, shall take place until:-

- a) further delineation of the identified hydrocarbon plume and investigation beneath the existing commercial building has been undertaken as well as submission of an updated conceptual model, and
- b) a Remedial Strategy for the management of contamination, with proposals for future maintenance and monitoring, has been submitted to and approved in writing by the Local Planning Authority.

Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing.

No dwelling or commercial unit hereby permitted shall be occupied until a verification report by the competent person confirming that the approved Remedial Strategy has been fully implemented has been submitted to and approved in writing by the Local Planning Authority. Approved details of future maintenance and monitoring shall thereafter be undertaken.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies: BFBLP EN25]

Condition 22: reword last section to read:-

"...no part of the premises hereby permitted shall be used as a children's nursery within use class D1."

Item No: 10
18/00728/3
Bond Square Bracknell Berkshire

ISSUE DATE 14.08.2018

Additional Information

Since the report was written Town Council comments have been received. Bracknell Town Council have no objection to the proposal.

There are no other consultation responses to report.

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