

Date Published: 24 October 2018



PLANNING COMMITTEE

17 MAY 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.

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
17th May 2018
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
17/00582/FUL

Land At East Lodge Great Hollands Road Bracknell Berkshire

ISSUE DATE: 15.05.2018

Amendment to officer report:

Para 9.28 should read

The submitted Pebble Energy 'Energy Statement' (dated May 2017) confirms that the development will comply with Policy CS12. A condition is recommended to ensure that the development complies with this statement.

Amendments to recommendation

Condition 2 should read as follows:

The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 January 2018, 6 February 2018 and 1 May 2018:

C0.1, B0.2, B0.3, B0.4, B0.5, D0.6, D0.7, B0.8, D0.9, B0.10, B0.11

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

Condition 24 should read as follows:

The development shall be carried out in accordance with the Pebble Energy 'Energy Statement' dated May 2017.

REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

ISSUE DATE: 17.05.18

Amendment to recommendation

Condition 16 should refer to 'The protective fencing and other protection measures specified by condition 15'.

Item No: 6
18/00332/FUL
18 Broom Acres Sandhurst Berkshire GU47 8PW

ISSUE DATE: 15.05.2018

Amendment to Officer Report

Page 43, Para. 5.5

Following the receipt of amended plans on 14th May 2018, the number of second floor rear rooflights have been reduced from 3no. to 2no.

Page 36, Para 6.2 should read:

18 objections from 13 separate addresses (excluding the Town Council) have been received.

Additional Representations Received

Page 36, Para. 6.1

Sandhurst Town Council recommended refusal on the 30th April 2018, their comment is as follows:

i) the size and scale of the proposed dwelling would be out of keeping with the design of nearby dwellings and would have an undesirable impact on the overall appearance of the area. (20/18)

ii) planning enforcement should be informed of the left flank wall escape windows which under the new plans are no longer opaque.

iii) the addition of numerous roof lights is incongruous with the use.

The original approved application 17/000348/FUL had no roof lights save for the first floor. the members consider the addition as intrusive and overbearing.

iv) the members seek clarification of plans for the second floor.

[Officer Note: (ii) Should planning permission be granted, the first floor south facing windows would be secured as obscure-glazed and top opening by condition. (iv) There are currently no habitable rooms proposed on the second floor, which will currently house the boiler and water tank as can be seen on the second floor plan submitted on the 14th May 2018. The remaining concerns are addressed in the report.]

Page 36, Para. 6.2

An additional objection and three follow-up objections have been received. As such, there are currently 22 objections from 14 separate addresses (excluding the Town Council) registered to this application. The following additional concerns to those in the officer report were raised:

vii) There may be an increase in noise disturbance should additional occupants reside within the house;

viii) The proposed extensions would appear overbearing;

ix) The proposed extensions would appear out of character;

x) Access to second floor has not been clarified.

[Officer Note: (vii) The house is presently in residential use, and the potential increase in occupants would not be considered to have a significant impact in noise nuisance over and above the existing situation. (x) A second floor plan was submitted on the 14th May 2018 which shows a void for access stairs. The remaining concerns are addressed in the report.]

ISSUE DATE: 17.05.2018

Additional Representations Received

Page 36, Para.62

Two follow-up objections have been received. As such, there are currently 24 objections from 14 separate addresses (excluding the Town Council) registered to this application. No additional concerns to those in the officer report were raised.

Item No: 7

18/00124/FUL

Nuptown Piggeries Hawthorn Lane Warfield Bracknell Berkshire RG42 6HU

ISSUE DATE: 17.05.2018

Amendment to officer recommendation

The wording of the following conditions has been amended to read:

04. No dwelling shall be occupied until details of the materials and height of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission and retained as such thereafter.

REASON: - In the interests of the visual amenities of the area and bio-diversity [Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

05. The development shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interest of the character of the area. [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASONS: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply and the site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

[Relevant Policies: BFBLP GB1, EN1, Core Strategy DPD CS9]

Item No: 8

18/00038/FUL

Street Record Chadwick Mews Bracknell Berkshire

ISSUE DATE 15th May 2018

Amendment to officer report:

The applicant originally proposed replacement planting to be Laurel. This has been amended and the following planting is now proposed:

Individuals to be mixed in with hawthorn hedges;
6x Acer Campestre (1.2m Whips)
6x Corylus avellana (1.2m Whips)
5x Quercus Robur (1.2m Whips)

5x Fagus Sylvatica (1.2m Whips)

Hedging:-
Crataegus Monogyna (hawthorn)

This amendment follows advice from the Landscape officer that the originally proposed laurel was not an appropriate species for the replacement planting. Further detail in respect of the post planting maintenance schedule is required and this can be conditioned.

Additional representations on amended planting proposals:

One letter confirming support for the proposal.

One letter querying whether the suggested trees are a suitable replacement due to the size they will grow to. The existing trees hang so far into our gardens it makes the back half of our gardens unusable. Concerned that the spread on the suggested trees will leave us with the same problem and we will be back to square one again. The trees need maintaining yearly as the current ones wouldn't have become this dangerous if they had been maintained.

[Officer comment: The applicant has confirmed that the individual species proposed would be whips to be mixed in with hawthorn hedges. Issues of long term maintenance are covered by condition 1.]

One letter repeating previous objection to the removal of the Leylandii trees as they provide an excellent screen between The Green and Chadwick Mews. The removal of the trees will have an effect on the setting of a Conservation area and will also be detrimental to the loss of wildlife. The replacement hedging/trees will not create the wildlife with safe habitat or prevent noise from the residential and public amenities behind it, and will still grow extremely high and need regular maintenance.

Amendments to conditions:

Condition 1. Reword as follows:

Other than the 39 Leyland Cypress trees whose removal is hereby permitted, no other tree, hedgerow or group of shrubs shown to be retained on approved plans shall be cut down, uprooted or destroyed.

The 39 Leyland Cypress trees shall not be felled until details of replacement planting have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a long term post planting maintenance schedule.

The replacement planting shall be carried out and completed in full accordance with the approved details in the nearest planting season (1st October to 31st March inclusive) to the felling of the 39 Leyland Cypress trees.

All trees and other plants included within the approved details of replacement planting 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 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 and EN20, CSDPD CS7]

ISSUE DATE 17th May 2018

Amendments to conditions:

Amend third paragraph of reworded condition 1 above to read: "...The replacement planting shall be carried out and completed in full accordance with the approved details in the nearest planting season (1st October to 31st March inclusive) to the felling of the 39 Leyland Cypress trees and thereafter maintained in accordance with the approved scheme".

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