Date Published: 16 July 2020

PLANNING COMMITTEE

16 JULY 2020

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.

Kevin Gibbs
Executive Director: Delivery

Page No

Planning Applications

(Head of Planning)

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
16th July 2020
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 05
20/00202/FUL
Waitrose 390 Yorktown Road College Town Sandhurst Berkshire GU47 0HL

Amendment to report

Paragraph 9.29 and 30 updated to read:

9.29 Parking for the proposed D2 use is to be provided within the existing carpark serving the existing A1 use. The Bracknell Forest Council Parking SPD, March 2016, provides parking and cycle parking requirements for proposed developments. Based on the proposed floorspace of 646sqm, the proposed D2 gym use would be required to provide 30 spaces (1:22sqm). Combined with the parking requirement for the remainder of the A1 unit, which has a Net Internal Area (NIA) of 1852sqm, 110 spaces (1:17sqm) would be required resulting in a total of 140 spaces.

9.30 The existing car park has 189 space which would be sufficient to accommodate both the proposed D2 use and the remaining A1 use. Another material consideration is the planning application pending determination, reference 20/00185/FUL, which proposes to amend the layout of the existing car park. The proposed alterations under 20/00185/FUL would result in a reduction of 12 spaces bringing the total of remaining spaces to 177. Therefore, if approved and implemented, the amended layout would also provide sufficient parking spaces for both uses combined, in accordance with the Parking Standards SPD. The remaining 37 surplus spaces would be available to serve a wider function in terms of providing parking for the neighbouring shopping parade.

Amendment to recommendation

The following additional condition is recommended:

05. Prior to the occupation of D2 unit, details shall be submitted to and approved in writing by the Local Planning Authority for the ongoing management of the car parking areas to serve the development covering signage, management of any entry and exit barrier control equipment and details of any CCTV system to be operated within the car parking areas. The approved details shall be implemented and maintained as such thereafter.
REASON: In the interests of the accessibility and safety of the car park users and in the interest of amenity of neighbouring occupiers.
[Relevant Policies: BFBLP M9 and EN20, Core Strategy DPD CS23]

Item No: 06
19/00857/FUL
Don Beni Restaurant Winkfield Row Bracknell Berkshire RG42 6NH

19/00857/FUL

Amendment to Report

Pg. 58 Para 9.37
Delete paragraph.

Having examined the parking survey information again, the figures quoted within this paragraph relate to the previous application and the capacity as then proposed and therefore do not relate to this application. Attention is drawn to the Inspectors consideration of this matter where he considered that parking demand already exceeds available parking on-site at peak times. This is a view shared by officers.

(para. 7, Appeal reference APP/R0335/W/19/3237448).
"I share the reservations of the Council and local residents, insofar as the surveys were carried out in quieter periods of the year, and the results may not therefore represent a true reflection of the level of activity at the restaurant. The surveys are unlikely to be representative of the demand for parking from customers, notably in the summer period when the outside dining area would also be in use".

Pg. 58 Para. 9.38
Replace with:
It is also noted that many of the neighbouring properties on Winkfield Row do not have off-street parking and that overnight parking for these dwellings is likely to coincide with peak parking demand for the restaurant use

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Item No: 08
20/00185/FUL
Waitrose 390 Yorktown Road College Town Sandhurst Berkshire GU47 0HL

<u>Additional representation</u>

One additional representation has been received from a neighbour who is neither objecting or supporting the application. The following additional queries were raised:

- no glass recycling points provided
- concerns relating to construction

Officer comments: There are no requirements under planning for a glass recycling facility to be provided. There are other nearby glass bottle banks nearby within The Meadows Centre. Details regarding construction would be dealt with under Building Regulations.

<u>Amendments to report</u>

Paragraph 5.1 on page 87 amended to read:

Full planning permission is sought for proposed external alterations and amendments to site layout in association with a proposed foodstore. The changes are required to accommodate a change in tenant who is proposing to operate from a subdivided gross internal area (GIA) of 2,024sqm which includes the store room, plant room and staff area. The floorspace of the shop floor itself would be 1,232sqm and the net internal area (NIA) (GIA excluding plant rooms, stairs, toilet areas, lobbies) of the retail unit is calculated at 1862sqm. The change of use of the other subdivided unit, measuring 625sqm has been applied for under a separate planning application, reference 20/00202/FUL.

Paragraph 9.21 amended to read:

The existing car park serving the A1 unit has 189 spaces. The proposed alterations to the site layout would result in a reduction of 12 spaces, bringing the total number of spaces to 177. The retail unit has a NIA of 1,862sqm which, in accordance with the Parking Standards SPD, would require 110 spaces (1:17sqm). Even with the loss of 12 spaces, there would be sufficient spaces to serve the existing A1 use. The Highway Authority has raised concern that some of the spaces on site are substandard in length however these are existing spaces which do not appear to have impacted on the operation of the site previously.

Paragraph 9.22 amended to read:

The car park is also proposed to serve the new unit which is a result of the subdivision. Whilst the change of use of this section of the building to D2 gym is being considered under a separate application, whether sufficient parking is provided to serve the proposed retail unit along with the proposed D2 use is a material planning consideration. Based on a floorspace of 646sqm, the proposed D2 use would be required to provide 30 parking spaces (1:22sqm). Combined with the parking requirement of 110 spaces for the remaining A1 unit, a total of 140 spaces would be required. The proposed 177 parking spaces would therefore be sufficient to serve both the existing retail use and the proposed D2 use combined. The remaining 37 surplus spaces would be available to serve the wider function in terms of providing parking for the neighbouring shopping parade as well.

Amendment to recommendation

Condition 02 has been updated to read as follows:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received 06.03.2020, 13.05.2020 and 08.07.2020:

Proposed site plan (demolition), drawing no 2906 COR 110 Rev G
Proposed site plan, drawing no 2906 COR 111 Rev G
Proposed ground floor plan, drawing no 2906 COR 112 Rev C
Proposed first floor plan, drawing no 2906 COR 113
Proposed elevations, drawing no 2906 COR 115 Rev C
Proposed elevations (demolition), drawing no 2906 COR 114 Rev C
Proposed roof plan, drawing no 2906 COR 116 Rev A
Proposed lighting strategy, drawing no P186-449-A

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

The following additional condition is recommended:

Prior to approved parking layout being brought into use, details shall be submitted to and approved in writing by the Local Planning Authority for the ongoing management of the car parking areas to serve the development covering signage, management of any entry and exit barrier control equipment and details of any CCTV system to be operated within the car parking areas. The approved details shall be implemented and maintained as such thereafter.
REASON: In the interests of the accessibility and safety of the car park users and in the interest of amenity of neighbouring occupiers.
[Relevant Policies: BFBLP M9 and EN20, Core Strategy DPD CS23]

Item No: 09
20/00249/FUL
Tally Ho Farm Shop Crouch Lane Winkfield Windsor Berkshire SL4 4RZ

Amendment to Report

Para 9.33. A parking plan has been submitted to the Council, however it is not acceptable as more spaces are required. There is however sufficient space on-site to accommodate parking in accordance with the Parking Standards SPD 2016.

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