

Date Published: 10 September 2020



## **PLANNING COMMITTEE**

**10 SEPTEMBER 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 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.**

This page is intentionally left blank

Agenda Annex

**BRACKNELL FOREST BOROUGH COUNCIL**  
**PLANNING COMMITTEE**  
**10th September 2020**  
**SUPPLEMENTARY REPORT**

---

**Correspondence received and matters arising following preparation of the agenda.**

---

**Item No: 05**  
**19/00618/FUL**  
**Bewes Stud Prince Albert Drive Ascot Berkshire SL5 8AQ**

**Additional representations**

A further 6no. objections have been received which raise or emphasise the concerns already identified within the officer's report such that it is an inappropriate form of development in the green belt area and not in keeping with neighbouring properties. Concerns are also raised that proposal for mobile homes does not take in account the potential of excessive shading by the nearby trees which will create pressure for removal in the future and that the waste treatment plant is unrealistic.

*[Officer comment: In relation to the last two points only comments are as follows:*

- (i) The proposal now incorporates a large buffer zone between the trees and the mobile homes which is now considered sufficient to alleviate the pressure for tree removal in the future.*
- (ii) The applicant has confirmed that a typical waste treatment plant that could be installed on the site in the position shown on the proposed site plan and sufficiently sized to serve the needs of 4 mobile homes that would be odourless would be as follows:*

*WPL Diamond DMS4 sewage treatment plant*  
*Specification:*  
*Population Range: 10-15 persons*  
*Total Capacity: 3975 litres*  
*Blower Motor Size: 0.16 kW*  
*Weight (empty): 210 kg*  
*Air Blower: Charles Austen ET150 Standard Air Blower*

*Dimensions:*  
*Outside Diameter: 1.99m*  
*Inlet Invert Depth\*: 780mm*  
*In Ground Depth: 2.78m*  
*Lid (diameter): 844mm ]*

**Amendment to the recommendation**

Conditions re-worded as follows:

04. The 4no. caravan pitches for which are hereby approved, shall only be stationed in the positions identified on the Proposed Site Layout Plan listed in Condition 02.  
REASON: To ensure that all the associated development such as the concrete slabs, parking areas and services do not encroach into the root protection areas of the protected trees.  
[Relevant Policies: Relevant Policies: BFBLP Saved Policy EN1]

05. The site shall comprise no more than 4 pitches with no more than 1no.caravan to be stationed on any pitch, at any time.

REASON: In the interests of character of the area and neighbouring residential amenity and to avoid conflicting with the Model Standards 2008 for Caravan Sites in England under the Caravan Sites and Control of Development Act 1960.

[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7]

07. No caravan shall be occupied until the means of vehicular access and turning has been constructed in accordance with the Proposed Site Layout Plan listed in Condition 02.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. No caravan shall be occupied until the associated vehicle parking has been surfaced in accordance with the Proposed Site Layout Plan listed in Condition 02. The spaces shall thereafter be kept available for parking at all times.

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]

10. No caravan shall be occupied until the associated secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

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

12. The protective fencing and other protection measures specified by condition 11 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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.

Add one additional condition and number as 22.

22. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority for the proposed the treatment plant, cycle stores, bin store and bin collection point as shown on the Proposed Site Layout Plan listed in Condition 02. The approved details shall be implemented and retained as approved.

REASON: To ensure that the development is provided with adequate facilities and to ensure

where any excavations maybe required. the protected trees are safeguarded.  
[Relevant Policies: BFBLP EN1, M9, Core Strategy DPD CS23]

---

**Item No: 06**  
**19/00862/FUL**  
**Land Adjacent To Silver Trees Birch Lane Ascot Berkshire**

**Corrections to officer report**

Para. 3 Planning Status  
Beyond the settlement boundary

Para. 10.2 The application site lies within the countryside beyond any settlement boundary. The provision of new residential development in the countryside is contrary to policies CS1, CS2, CS9, EN8 and H5 of the development plan. Whilst, Policies CS1 and CS2 are considered to be fully consistent with the NPPF, policies CS9, EN8 and H5 are not, and therefore any conflict with these latter policies is given less than full weight in the planning balance.

**Additional information**

The agent submitted correspondence on 8.09.2020 raising the following points:

Please could you highlight to members at the committee meeting this Thursday that the house being proposed under this planning application has been designed to be a sustainable and very low energy building.

The applicant is raising this as he is aware that Bracknell Forest Council has voted to set itself a target of being net zero carbon by 2050 and as such, you will no doubt be supportive of new developments that actively support this Council mandate.

As well as being sustainable in operation, the house will have a low embedded carbon footprint, lower than most new houses being developed. The proposed screw pile foundation will be a much more sustainable approach than traditional strip concrete footings.

The steel frame composite cladding system will provide a highly insulated and thermally efficient dwelling, requiring minimal heating on most winter days.

The curved roof is specifically shaped to maximise solar gain and the clear view of the sky at roof level from east to west at the property, will allow the house to take maximum benefit from solar energy.

A solar panel hydrogen generator system is currently being investigated, which would generate and store hydrogen to heat the house, with a possibility of using excess hydrogen to power a car.

This house would therefore be one of the most sustainable new properties in Bracknell Forest and would be an exemplar dwelling for Bracknell Forest.

While we are aware that the drawings do not emphasis these points, may I suggest they can be investigated at the detail design stage with a condition attached that reasonably controls these promises.

Also as stated in my design and planning statement the applicant is willing to pay any planning obligation monies due for SPA or 106 requirements, however he has never been offered the opportunity to secure this. Please, therefore, suggest that the committee could potentially approval the application subject to suitable SPA mitigation post Thursday's meeting.

## **Recommendation**

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.
  2. This refusal relates to the following submitted plans:  
18-182
  3. Reason for refusal 2 could be overcome by the completion of a suitably worded S106 agreement.
- 

**Item No: 07**

**19/00327/FUL**

**Land At South West Of Abbey Place Abbey Place Warfield Bracknell Berkshire**

### **Correction to officer report**

Para 5.2 (p55) last sentence should read  
Plots 4-9: 14 car parking spaces .....

### **Additional information**

Para 9.28 (p65 of the report)

The Drainage Officer has advised that the applicant has set out additional pollution control measures which are acceptable for a minor application.

### **Additional representations received**

Additional representations have been received from a neighbour who has already objected to the development. The concerns raised that are relevant to this application are summarised as follows:

- i. Work has already commenced on site - (Officer comment: this has been investigated, and the works are related to a separate adjacent site)
- ii. Developer failed to advise purchasers of future development and lack of communication (Officer comment: this is not a planning matter. This site was first identified for development in the Core Strategy, adopted in February 2008.)
- iii. Development would result in a loss of outlook (Officer comment: this is not a planning consideration)
- iv. Development would lead to a loss of privacy (Officer comment: this has been dealt with in the officer report)

### **Amendments to recommendation**

The wording of the following conditions has been updated:

2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

Block Plan AP-BP- 01

Site Layout AB-SL\_9U-01C - Rec. 26.5.2020

Site Layout Coloured - AB-CSL\_9U- 01 - Rec. 12.6.2020

Plot 1 - Plans and Elevations AB-PE\_9U - 01 - Rec. 7.8.2020

Plot 2 - Plans and Elevations AB-PE\_9U - 02 - Rec. 7.8.2020

Plot 3 - Plans and Elevations AB-PE\_9U - 03 - Rec. 7.8.2020

Plots 4-9 - Plans and Elevations AB-PE\_9U - 04A - Rec 12.6.2020  
Streetscene - AB-SS - 01- 02 - Rec. 7.8.2020  
Drainage Strategy C200 Rev 5 - Rec. 3. 8. 2020  
Existing Ditch Engineering works BR- 533-0037 C203A - Rec. 29.1.2020  
Flood Risk Assessment Calibro Report Ref BR-537-0037 Rev 02 - Rec 3.2.2020  
Tree Protection Plan TMC - 13075 - L/C - Rec. 11.5.2020  
Tree Survey and Constraints Plan TMC - 13075 - S/C - Rec 11.5.2020  
Arboricultural Impact Statement 13075- AIA - C - Rec.11.5.2020  
Phase 1 Geo Environmental Risk Assessment - Rec 8.4.2019  
Sustainability Statement - Rec 30.4.2020  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

5. 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 additional windows shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted other than as shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring property.  
[Relevant Policies: BFBLP EN20]

15. No development shall commence until the details of the design, specification and location of the Solar PV as detailed in the Sustainability Statement have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: CSDPD CS10]

16. No development shall commence until details of the specification for the construction of the pedestrian and cycle link connecting the highway and the western boundary of the site as illustrated on drawing AB\_SL\_9U-01C shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling within the development hereby approved shall be occupied until the pedestrian and cycle link to the western boundary of the site has been constructed in accordance with the approved details.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.  
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

20. No development shall commence until:

(a) details of the location of 2 visitor car parking spaces, and  
(b) details of the signing for the visitor car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The visitor car parking spaces shall be provided and signed in accordance with the approved details before the occupation of any of the dwellings hereby approved 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]

21. The garage accommodation for plot 3 shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.  
[Relevant Policy: BFBLP M9]

27. No development shall commence until:

i) the exploratory archaeological work as set out in the 'Project specification for an archaeological evaluation' (dated 5th June 2018, ref. 14e218ev) has been implemented;  
ii) a further programme of archaeological mitigation has been submitted to and agreed in writing with the Local Planning Authority should the results of the exploratory investigation justify it. The further programme shall be implemented in accordance with the approved details.

REASON: The site lies in an area of archaeological potential, particularly for prehistoric and

Roman remains. The potential impacts on the buried archaeological heritage can be mitigated by a programme of archaeological work so as to record and advance understanding of any heritage assets to be lost in accordance with national and local planning policy.

[Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

Condition 24 to be deleted (and conditions renumbered accordingly) and replaced with:

28. No development shall commence until full details of the Drainage System(s) in accordance with the Calibro Report Ref BR-537-0037 Rev 02 with updated Drainage Strategy drawing (T4C drawing no. C200 Rev.5) provided by Josh Blackall's email dated 3rd August 2020 have been submitted to and approved in writing by the Local Planning Authority. Full details shall include all components of the proposed drainage system in accordance with the including dimensions, locations, gradients, invert and cover levels, headwall details, planting, fencing and drawings as appropriate together with confirmation of the gully spacing calculations to demonstrate they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

29. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

30. No dwelling hereby approved shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

31. No dwelling hereby approved shall be occupied until a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes, cover systems, etc.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

Following additional conditions are recommended:

32. No part of the development shall be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste storage facilities in the interests of amenity.

[Relevant Policy: Relevant Policy: Core Strategy DPD CS13]

33. The hours of site clearance and construction shall be limited to:

- between 8:00 am and 6:00 pm Monday to Friday

- between 8:00 am and 1:00 pm Saturday

There shall be no site clearance or construction undertaken on Sundays and Public Holidays.

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

[Relevant Policies: BFBLP EN25]

**Item No: 08**  
**20/00031/COND**  
**28 Meadow Way, Bracknell**

This item has been withdrawn from the agenda.

---

**Item No: 09**  
**20/00290/FUL**  
**Liberta House 17 Scotland Hill Sandhurst Berkshire GU47 8JR**

**Correction to officer report**

The number of objections received should read 7 and not 8 as there were 2 objections from the same household.

**Amendment to recommendation**

Conditions re-worded as follows:

08. No residential accommodation hereby permitted shall be occupied until the following details relating to the car park for the development have been submitted to and approved in writing by the Local Planning Authority:

- (a) directional signs and their locations;
- (b) surface materials and markings;
- (c) location and design of any lighting;
- (d) pedestrian routes within the car parks;
- (e) location and design of cycle parking;
- (f) the location of 2 level car parking spaces for people with disabilities including details of marking out and signage;
- (g) gradients of the pedestrian and access routes;
- (h) details of the signing for the visitor spaces

No residential accommodation hereby permitted shall be occupied until the approved scheme in respect of that parking area has been implemented and complied with in full. Thereafter the parking area shall be maintained in accordance with the approved scheme.

REASON: In the interests of the accessibility and safety of the car park users.

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

09. No residential accommodation hereby permitted shall be occupied until the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority and implemented as approved. The off-site highway works shall include:

- Alterations to the existing highway verge to provide a new section of footway and tactile crossing on the western side of Scotland Hill and alterations to the existing footway on the eastern side of Scotland Hill to provide a tactile crossing as illustrated by the crossed hatched areas shown on the Proposed & Existing Site Layouts & Location Plan listed in condition 02.

REASON: In the interests of highway safety.

[Relevant Policies: BFBLP M4, Core Strategy CS24]

Insert the following informative:

2. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk , 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 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

**Item No: 10**  
**20/00410/FUL**  
**4 Forbes Chase**

Application has been withdrawn from Committee. Application has been determined under delegated powers.

---

**Item No: 11**  
**20/00595/PAC**  
**98 High Street**

Application has been withdrawn from Committee. Application has been determined under delegated powers.