

ITEM NO:

Application No.
16/00918/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
19 October 2016

Target Decision Date:
14 December 2016

Site Address:

**Land Adjacent To Hayley Green Farm Hayley Green
Warfield Bracknell Berkshire**

Proposal:

**Change of Use from Agricultural Building to Curling Rink (D2),
formation of ancillary grassed parking area, erection of extension to
barn, demolition of former piggery, new vehicular access,
landscaping and associated works.**

Applicant:

Dr Stephen Hinds

Agent:

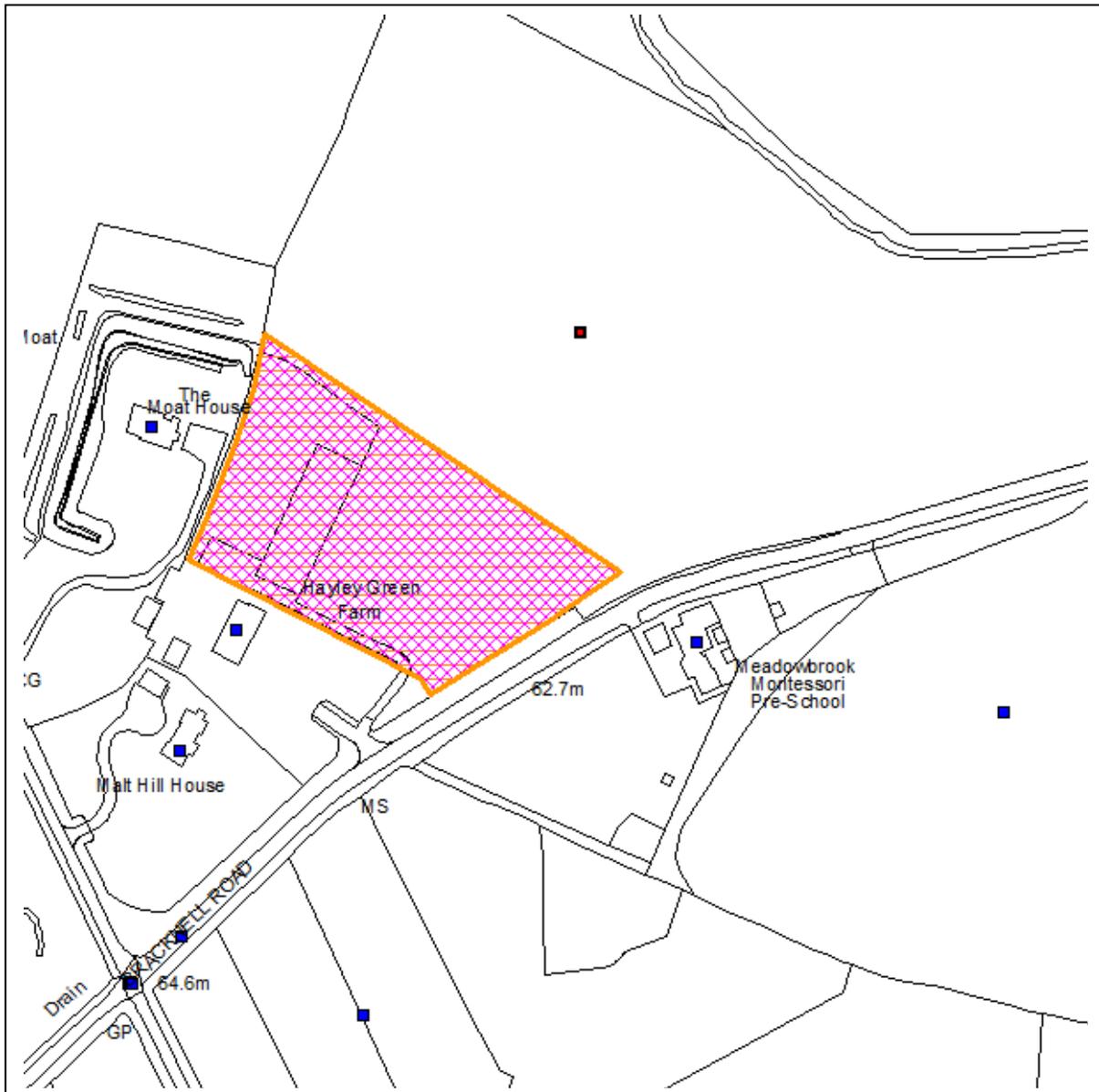
Dr Bob Newell

Case Officer:

Katie Walker, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposal is a revised scheme for a curling rink on land adjacent to Hayley Green Farm, following the dismissed appeal for a curling rink on the site.

1.2 The proposed development relates to the conversion of an existing building in the Countryside for recreational purposes and is therefore acceptable in principle. The Inspector's concerns from the previous appeal have been addressed. It is not considered that the development would result in an adverse impact on the character and appearance of the host building or local area, residential amenity, flood risk, biodiversity or on highway safety. The proposal is also considered acceptable in terms of impact on the setting of the nearby Listed Buildings.

RECOMMENDATION

Planning permission be granted subject to the conditions set out in Section 11 of this report.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Countryside.

3.1 The site is 1.29ha in size and is bound: to the south by Hayley Green Farm and Malt Hill House, beyond which is Bracknell Road; to the west by The Moat House; and to the north and east by open fields. The open fields to the east are also within the control of the applicant. The site is occupied by a large concrete framed barn with masonry dado walls and sheet cladding.

3.2 The existing barn is situated approximately 11 metres from Hayley Green Farm, which is a Grade II Listed converted barn. The boundary between the two sites has 2 metre high fencing and 4 metre high vegetation. The Moat House is also a Grade II Listed building and is approximately 48 metres from the existing barn.

3.3 The site is outside of the defined settlement and is within the countryside.

3.4 The barn has been re-clad under permitted development rights as the original sheet roof and walls of the barn contained asbestos. In addition internal alterations have taken place and a new concrete slab has been laid. As a change of use has not occurred and the extension has not commenced no breach of planning has occurred.

4. RELEVANT SITE HISTORY

4.1 An application was submitted in 2015 for the extension to the existing building and its change of use from an agricultural building to a curling rink with associated works (15/00892/FUL). This application was not validated by the Local Planning Authority due to a dispute over whether a fee was payable. The applicant appealed the non-validation of the

application. The Council put forward deemed reasons for refusal to the Planning Inspectorate. These were:

- 1) The proposed development would result in an unsympathetic development that would detract from the special character of the settings of the two Listed Buildings and the contribution they make to the heritage of the area. The proposal would therefore be contrary to Policy EN20 of the Bracknell Forest Borough Local Plan, and Policies CS1 and CS7 of the Core Strategy Development Plan Document and guidance in the NPPF.
- 2) Insufficient information has been provided to demonstrate that a sustainable drainage system can be provided for the proposed development and there is therefore a risk of surface water flooding on and off the site. As such, the proposed development would be contrary Policy CS1 of the Core Strategy Development Plan Document, and the NPPF.
- 3) The use of the proposed access point which is in close proximity to the access for Meadowbrook Montessori Primary School would adversely affect road safety and the flow of traffic. The proposal would therefore be contrary to Policy CS23 of the Core Strategy Development Plan Document.
- 4) The proposed curling rink use, plant equipment and car parking area by reason of its siting and proximity to the boundary with neighbouring properties would result in an unacceptable level of noise and disturbance to the detriment of the living conditions of neighbouring properties. The proposed development would therefore be contrary to Policy EN20 of the Bracknell Forest Borough Local Plan.

4.2 The Appeal was dismissed in 2016. The Inspector did not support the Council regarding the first three reasons, i.e. impact on Listed Buildings; insufficient information on SuDS; and highway safety. The Inspector's decision on these matters is a material consideration in the assessment of the current application.

4.3 The Inspector dismissed the Appeal on grounds of noise and disturbance to neighbouring properties, particularly Hayley Green Farm. The Inspector also raised concerns over the principle of the development. Both of these issues are discussed in detail in the relevant sections of this report.

4.4 In addition to the above, the relevant planning history for the site is set out below:

15/00892/FUL Change of Use from Agricultural Building to Curling Rink (D2), formation of ancillary grassed parking area, erection of extension to barn, demolition of former piggery, new vehicular access, and landscaping – Dismissed at Appeal 2016 following non-validation Appeal.

13/01035/FUL Change of Use from Agricultural Building to Curling Rink (D2) following renovation, formation of ancillary grassed parking area, erection of extension to barn, demolition of former piggery, new vehicular access, and landscaping. Refused 2014.

11/00885/FUL Erection of 1 no. detached dwelling including basement and detached garage with accommodation above including associated access and amenity space following demolition of 2 no. existing outbuildings (revised scheme following 11/00448/FUL). Refused

11/00448/FUL Erection of 1 no. 5 bedroom detached dwelling including basement and detached garage with accommodation above following demolition of 2 no. existing outbuildings. Creation of new access onto Forest Road, a classified road. Refused

02/00042/LB Listed building consent for the demolition of existing bungalow associated with the erection of 1 no. 5 bedrooomed dwelling and associated double garage. Approved

02/00041/FUL. Erection of 1 no. 5 bedrooomed house and detached double garage with access onto Malt Hill following demolition of existing bungalow. Approved

01/00708/FUL Erection of 1no. five bedrooomed dwelling with attached triple garage and associated access from Malt Hill. Conversion of existing barn to a four bedrooomed dwelling with detached triple garage and associated access on to Bracknell Road (duplicate of 01/00361/FUL). Refused

00/00254/OUT Outline application for the erection of medical/care and retirement development comprising 60 bed medical complex, 30no. sheltered apartments, 8no. flats and 24no. houses with associated car parking with vehicular access onto Malt Hill. Refused.

5. THE PROPOSAL

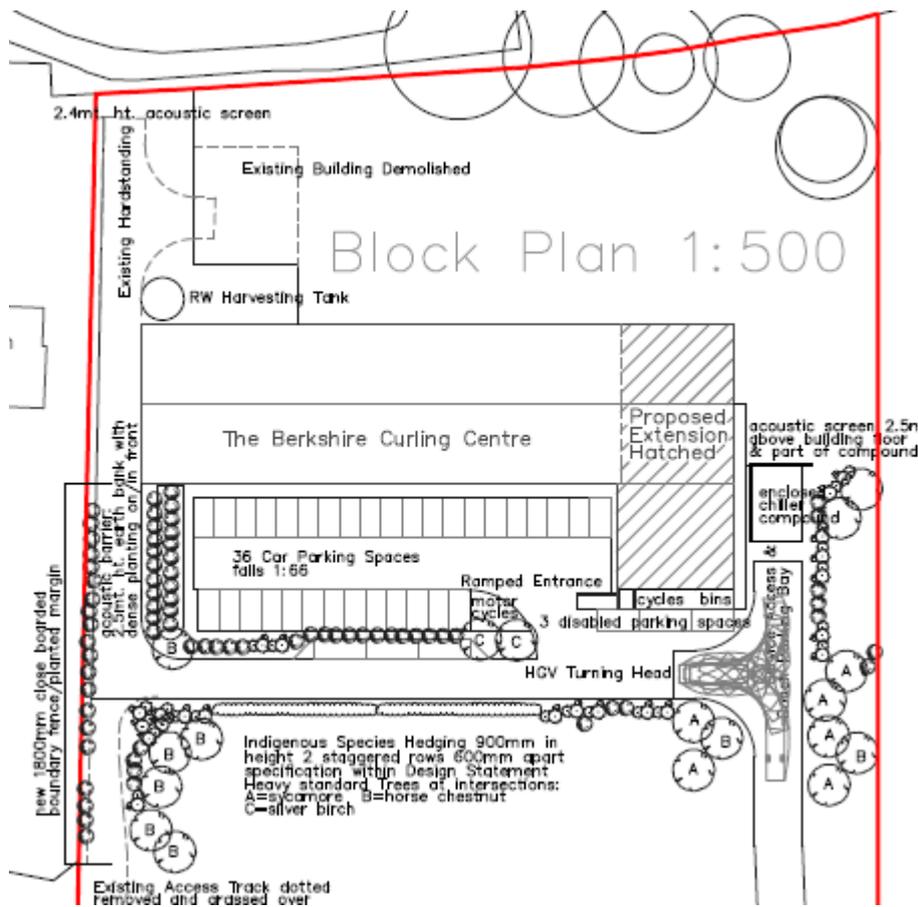
5.1 The proposal is for an extension to the existing barn on site, measuring 18.5 metres by 13 metres, and the conversion of the building into a 3 lane curling rink with a viewing gallery, plant room, changing room, office and reception. The proposals include a chiller compound and an electricity substation.

5.2 A new access off Bracknell Road is proposed and car parking would be provided in front of the east elevation of the barn. 36 car parking spaces, including 3 disabled spaces, as well as motorcycle spaces, are proposed to the east of the barn behind a proposed strip of landscaping. A chiller compound is proposed to the north of the extension and electricity housing is proposed on the west elevation. There is an electricity sub station to the south of the site, to the west of the proposed new access.

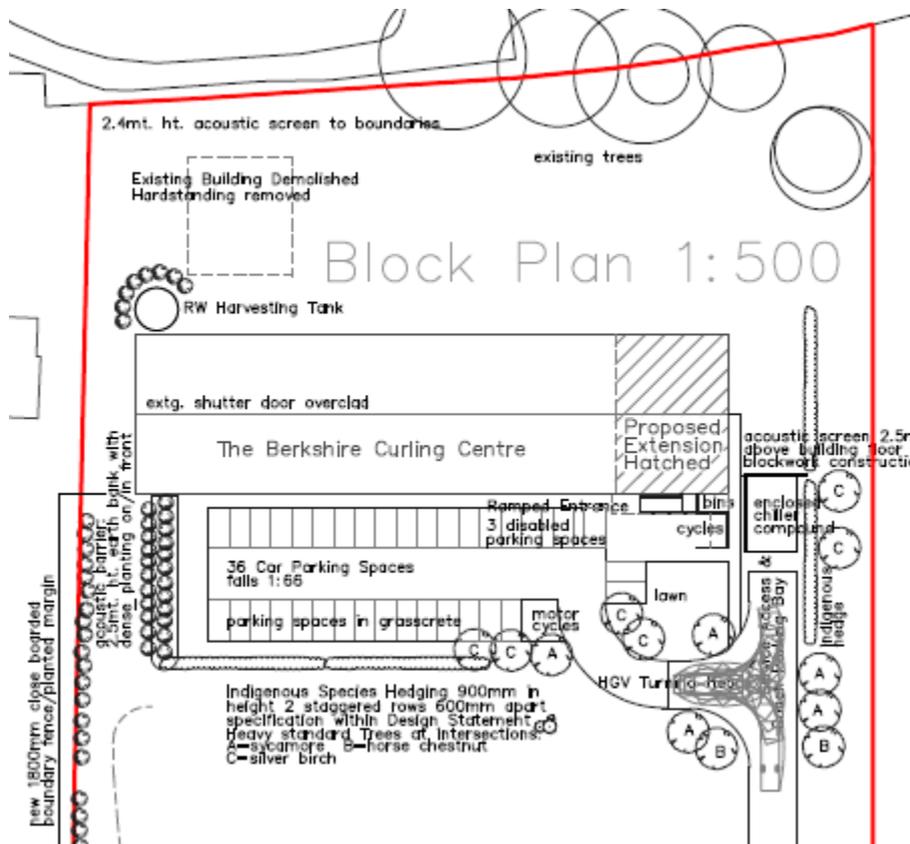
5.3 The main changes between the current proposal and the scheme that was dismissed at appeal are:

- The extension has been reduced from an 'L' shaped extension of 390 square metres to a rectangular extension of 238 square metres;
- The classroom; kitchen; cellar and bar store; and clubroom have been removed from the current application;
- The roller shutter door has been removed from the current application;
- The existing hardstanding to the north of the barn has been removed;
- The car parking has been moved further from the boundary with Hayley Green Farm; and
- The access road to the west of the application site has been removed.

5.4 The previous (refused) site plan is shown below:



5.5 The current proposed site plan is shown below:



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council recommended refusal of the application on the basis that traffic issues remain on the Bracknell Road; and concern about noise and hours of operation causing disturbance in the area.

Other responses received

6.2 101 letters of support were received for the application. The points raised can be summarised below:

- Curling is an inclusive sport for all ages and abilities.
- Good for fitness and would relieve burden on NHS.
- Valuable amenity to the local area.
- Much needed second dedicated curling rink in England.
- Boost to English Curling.
- Job opportunities.
- Gives young people a place to go, reducing petty crime.
- Previous issues have been mitigated.
- Noise levels from plant are negligible, traffic would be minimal and would not impact on residents.
- Asset to Bracknell.
- Proposal similar to the Tunbridge Wells curling rink which is successful.
- Proposal would have no more impact on neighbours than agricultural use.
- Sport has gained popularity following Winter Olympics.
- Site is easily accessible.
- Curling requires a dedicated rink.
- Curling would not generate a large number of comings and goings.
- Would support Government's sports strategies.
- Community spirit.
- Broaden range of activities in the area.
- Boost to local economy.
- A rink in Bracknell would be more convenient for local players.

6.3 12 letters of objection were received from 11 addresses. The concerns raised are summarised below:

- The curling rink should be built closer to a town centre as it is inappropriate to the residential area.
- Support letters have been received from people who live nowhere near the site [*Officer note: all representations received are considered in the assessment of a planning application*].
- Proposal is of no benefit to the local area.
- Proposal would result in noise and disturbance.
- Highways safety concerns.
- Unacceptable position opposite a school.
- Potential water run off and increased sewerage in an area already at capacity.
- Detrimental to the character of the countryside.
- Impact on biodiversity.
- Light pollution.
- Curling could take place at Bracknell ice rink.
- Impact on Listed Buildings.
- Loss of privacy.

6.4 2 letters neither objecting to or supporting the application were received. These raised the following points:

- The application was registered under the English Curling Association, however this is not correct [*Officer note: the application form was re-submitted removing reference to the English Curling Association*].
- Should the objection from the manager of another curling rink be disregarded [*Officer note: all representations received are considered in the assessment of a planning application*].

7. SUMMARY OF CONSULTATION RESPONSES

Highways:

7.1 No objection subject to conditions.

Lead Local Flood Authority:

7.2 No objection subject to conditions.

Biodiversity Officer:

7.3 No objection subject to conditions.

Environmental Health:

7.4 Following the receipt of further information no objection is raised in respect of noise, however there are concerns regarding the potential for insensitive lighting.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1, CS2, CS8 and CS9 of CSDPD, EN8 of BFBLP	Consistent
Residential amenity	Saved policy EN20 of BFBLP	
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Noise and pollution	Saved policy EN25 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on Listed buildings
- iv Impact on residential amenity
- v Transport implications

- vi Flood Risk and Drainage
- vii. Impact on biodiversity
- vii Community Infrastructure Levy

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes. CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise. These policies are considered to be consistent with the sustainable development principles of the NPPF and as a consequence are considered to carry significant weight.

9.4 The site is located outside the defined settlement as shown on the Bracknell Forest Borough Policies Map 2013. The site does not fall within the Green Belt. The boundary of the Green Belt starts approximately 190 metres to the north east of the site.

9.5 CSDPD Policy CS8 promotes new recreational facilities. This is considered consistent with the NPPF which promotes mixed use developments, and encourages multiple benefits from the use of land in urban and rural areas such as recognising that some open land can perform many functions including recreation. CSDPD Policy CS9 states that the Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land. This policy is considered to be consistent with the NPPF which, in paragraph 17, seeks to recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it.

9.6 BFBLP 'Saved' Policy EN8 ensures that the countryside will be protected for its own sake. Outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land and would not damage its landscape quality. 'Saved' Policy EN8 goes on to list acceptable development within the countryside as:

- (i) development required for agriculture and forestry;
- (ii) essential utilities and cemeteries which cannot be sited within settlement boundaries;
- (iii) minor extensions to, replacement of, or subdivision of, existing buildings;
- (iv) the re-use of permanent buildings which are in keeping with their surroundings, or of buildings of special architectural or historic interest, for suitable alternative uses (including residential institutions in extensive grounds) subject to criteria defined in Policy EN9, Policy EN17, Policy EN22, Policy EN12 and Policy H11; and
- (v) proposals which are acceptable in terms of other policies in this plan for:
 - (a) recreation development suitable in the countryside;
 - (b) the disposal, recycling or treatment of waste.

9.7 BFBLP 'Saved' Policy EN9 permits change of use and adaptation of non-residential

buildings outside settlements (and outside the Green Belt) where they are of permanent construction, in keeping with its surrounding, would not require extensive alteration or rebuilding, would not be detrimental to the character of the building or its landscaped setting, would not result in more than 500 sqm of business floor space, and would not cause significant environmental, road safety, traffic generation or other problems.

9.8 Paragraph 28 of the National Planning Policy Framework states:

"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside."

9.9 Paragraph 24 of the NPPF states that LPAs should apply a sequential test to planning applications for main town centre uses that are not in an existing centre. While the curling rink is not a use that would necessarily be classified as a town centre use, the applicant has provided a sequential test, which has examined town centre, edge of centre and out of centre sites for their suitability for the proposed curling rink. This demonstrates that there are no realistic alternative sites for the curling rink.

9.10 'Saved' Policies EN8 and EN9 of the BFBLP and the NPPF take a positive approach to the conversion of buildings within the countryside. The NPPF goes further to support the re-use of these buildings for diversification and for leisure purposes. As such it is considered that BFBLP 'Saved' Policies EN8 and EN9 are consistent with the NPPF and that the proposal for the change of use of an agricultural barn for leisure facilities is acceptable in principle.

9.11 In the Appeal decision for the non-validation Appeal (ref 15/00892/FUL) the Inspector considered that the previous extension (of approximately 390 square metres, which would have been a 38.5% increase over and above the original size of the building) would go beyond what 'can reasonably be considered as minor'. With regards to the facilities proposed, the Inspector states that 'the reception/office, showers, toilets and changing rooms, together with a small viewing area could reasonably be considered as essential, as could the plant room and storage areas. Even were I to accept, given the nature of the specialist sports activity proposed, that a classroom area might be considered as essential, I am not persuaded that the club room, kitchen and server/bar areas are anything more than desirable'.

9.12 The current application proposes a reduced size of extension, of approximately 238 square metres, which represents a 23% increase over and above the size of the existing building. The club room, kitchen and bar areas have also been removed from the application. This addresses the Inspector's concerns in this respect.

9.13 The Inspector states that 'whilst the proposed use itself might be unusual, it is not clear why the circumstances in this case might be considered as exceptional, inasmuch as the application relates to the conversion and extension of a rural building. All in all, therefore, I am of the view that the development proposed would conflict with saved policies EN8 and EN9 of BFBLP and with policy CP1 of the SALP'. As the Inspector sets out, the supporting text to Policy EN9 states that 'no extension will form part of the scheme. Only in exceptional circumstances will minor extensions, required to provide essential incidental facilities, be considered'. The Inspector then sets out those facilities that she is satisfied could reasonably be considered as essential, which are mentioned above.

9.14 However, the Inspector goes on to state that 'I am not persuaded, on the basis of the information before me, and noting the advice in the Framework, that the particular nature of the development proposed requires the carrying out of a sequential test. Nevertheless, that does not mean that the development proposed is necessarily acceptable in principle, particularly when regard is had to other policies of the development plan. As set out above, I have found that there would, contrary to the view of the Council and the appellant, be a fundamental conflict with saved policies EN8 and EN9 of the BFBLP and with policy CP1 of the SALP. On balance, I consider the principle of the development proposed to be unacceptable in light of the relevant policies'.

9.15 It is not entirely clear from the Appeal Decision whether the Inspector considers the principle of the conversion of the building into a curling rink unacceptable; or whether this relates solely to the size of the extension. Indeed, the final paragraph of the Appeal Decision states that in relation to the principle of the application, 'the appellant has been afforded a full and fair opportunity to make his case [...] Nevertheless, as is clear from my findings in relation to the living conditions of nearby residents, the appeal would have failed in any event'.

9.16 While the Inspector states that the proposal does not require a sequential test but that this does not necessarily mean that it is acceptable in principle, the only explicit reason that the Inspector gives for this relates to the size of the extension. This has been adequately reduced, removing those facilities that the Inspector saw as superfluous and leaving only those that the Inspector is satisfied are essential, in line with Policy EN9 and its supporting text. As such, it remains Officers' view that the principle of the curling rink on this site and the size of the proposed extension is acceptable subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc. These matters are assessed below.

ii. Impact on character and appearance of the area

9.17 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. It further states that the design of the development should promote local character and a sense of local identity.

9.18 These policies are considered to be consistent with the objectives set out within the NPPF, and as such can be afforded full weight. Para. 56 the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live. Furthermore para. 64 of the NPPF states that the design of developments should take the opportunities where available to improve the character and quality of an area and the way it functions.

9.19 The existing site comprises a barn set within open fields. The existing barn is built of brick with panels to the roof. The proposed curling rink would comprise the conversion of this barn, and the proposed extension would be in keeping with the existing barn in terms of its size, design and roof profile. The extension to the barn would be set back from the highway by approximately 85 metres and as such would not be visually prominent within the street scene.

9.20 The existing barn has a floor space of approximately 1,014 square metres, and the proposed extension would have a floor space of 238 square metres, including the cycle and bin storage area. This represents a floor area increase of approximately 23%. The Inspector for the dismissed Appeal considered the previous extension of 390 square metres to be disproportionate to the size of the building. The reduction in size to 238 sq.m. addresses this, and the extension retains the build line of the existing barn, extending to the east, whereas the

previous extension was 'L' shaped. The elevations demonstrate that the extension would match the existing building in appearance and a condition is recommended securing details of materials.

9.21 The electricity housing on the west elevation would be approximately 2.3 metres tall by 3.2 metres wide. It would be screened to the south by the barn, and would be subservient to the barn building when viewed from the west. A 2.4 metre acoustic screen is proposed to the boundaries, which would screen the electricity housing.

9.22 There is an existing substation to the south east of the site, next to the proposed new access. It is not considered that this has an undue impact on the character and appearance of the area given its siting and scale.

9.23 Landscaping is proposed around the car parking to soften the impact of the hard standing. It should be noted that there is existing hard standing around the barn and it is proposed that this is removed as part of the proposal. The car park itself provides a surfaced area providing 36 car parking spaces and motorcycle spaces. A condition is recommended to secure details of hard and soft landscaping.

9.24 The proposed barn would be in keeping with the existing barn, and the proposed extension to the barn is not considered to be disproportionate to the existing barn and has taken the Inspector's concerns into account in this respect. As set out above, subject to the proposed conditions, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy CS7 of the Core Strategy DPD, 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

iii Impact on the Listed Buildings

9.25 Section 66(1) of the (Listed Buildings and Conservation Areas) Act 1990 relates to the determination of applications affecting the setting of a Listed Building and states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' Recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.26 Historic England published Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, March 2015) which includes their views on the assessment of the impact on the settings of Listed Buildings. This constitutes additional planning advice and clarification of the methodology for assessing the impact on settings of heritage assets. In particular they give a methodology for assessing the implications of development proposals. They suggest the following process:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance; and
- Step 4: explore ways of maximising the benefits

9.27 The purpose of this Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy

Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

9.28 In the recent case (2014) of *East Northamptonshire v. Secretary of State for Communities and Local Government* [2014] 1 W.L.R. 137 (known as the 'Barnwell Manor' case) the Court of Appeal held that section 70(1) was expressly subject to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that decision-makers should give 'considerable importance and weight' to the setting of listed buildings. This case clarified the fact that the requirements of the Principal Act should take precedence over the non-statutory policy in the NPPF.

9.29 For the previous appeal, the Council considered that the application should be refused on the grounds of the impact of the proposal on the nearby Grade II Listed Buildings, being the Moathouse and Hayley Green Farm. The Heritage Consultant also considers that the current proposal would also potentially result in an inappropriate and unsympathetic development that would detract from the special character of the settings of the two Listed Buildings and the contribution they make to the heritage of the area.

9.30 The Inspector, however, was '*not persuaded that there would, necessarily, be any consequential further harm to the heritage significance of the Moat House of Hayley Green Farm as a consequence of development within their setting*' and, as such, that deemed reason for refusal was not supported at appeal. Therefore, although the Council's Principal Heritage Consultant has concerns with this application, it is acknowledged that the extension to the barn has been reduced in size and, as such, the Inspector's comments would apply to the current proposal. As such, in line with the appeal decision, the proposal is not considered contrary to Policies CS1 and CS7 of the Core Strategy, BFBLP Policy EN20 or the NPPF.

iv. Impact on Residential Amenity

9.31 Given the scale of the proposal and its position, it is not considered that the proposal would have an undue impact on neighbouring properties in terms of loss of light, overlooking or overbearing impacts. This is supported by the Inspector in the previous Appeal decision, who stated that '*the extension would be some 60 metres from the boundary with Hayley Green Farm and some 29 metres from the boundary with the Moat House. Given the distances involved, I am satisfied that there would be no loss of light to these properties and neither would the development be seen as overbearing*'.

9.32 The Inspector for the previous appeal set out that 'it is not clear to me, therefore, whether the impact of the noise associated with the dehumidifier has been properly assessed in relation to Hayley Green Farm'. The Inspector also had significant concerns regarding the roller shutter door and associated noise leaking from the building when open and closed, as well as traffic movements for access to this. The Inspector also raised concerns regarding traffic movements relating to the vehicular access to the rear of the site. The current proposal has removed this access road. The current proposals have removed the roller shutter door and over-clad and insulated this area. The dehumidifiers have been replaced by condenser units which would reduce the likelihood of noise and disturbance.

9.33 The Environmental Health Team has considered the revised Noise Impact Assessment submitted as part of the current application and has some reservations concerning the methodology used. The reliance on comparisons with the presumed maximum potential noise impact on adjoining properties if the building were to be used for its current permitted use (agricultural) seems rather strained and a little misleading, given that it is acknowledged that the building has not been used for this purpose for well over a decade. The proposed use may be likely to be less noisy than the worst case scenario if the building were to be used to the

supposed full extent of its currently permitted use (agricultural), but this is hypothetical and does not represent the situation “as is”: the fact remains that the building has not been used for the permitted purpose for more than 10 years, and the results of noise monitoring carried out on behalf of the applicant show that the proposed use will increase noise levels above the background level currently experienced by the neighbouring properties. In addition to this, the type of noise to be experienced if the proposed development goes ahead will be significantly different in nature to that which would be experienced were the building to be used for its current permitted use.

9.34 It is common for noise impact assessments to break the day up into three periods, rather than just two (7am-7pm; 7pm – 11pm; 11pm – 7am) as in the submitted report, as it is recognised that the evening period represents a quieter period in the day. As the most noise sensitive period for this proposal is likely to be the evening period (when noise levels are generally lower than during the day, and when the facility may be the most busy), it would perhaps have been more appropriate to use background levels averaged over this period (7pm – 11pm), rather than over the whole daytime period, when noise levels are generally higher. This may have given important differences in the conclusions drawn in terms of likely levels of disturbance from the proposed use.

9.35 In addition, a number of assumptions have been made in the report, apparently without further justification – for example, the anticipated level of intrusion from tonal elements associated with the operation of the fixed plant – on p.14 and again on p.15 it is stated that “Subjectively, it is considered that tones from the fixed plant would be clearly perceptible resulting in a +4dB correction” in relation to the two nearest properties. No explanation is given as to why this tonality is considered likely to be “clearly perceptible” rather than “just perceptible” (best case scenario) or “highly perceptible” (worst case scenario). Again, this may have given important differences in the conclusions drawn in terms of likely levels of disturbance from the proposed use.

9.36 The report assumes that the level of noise associated with participants/spectators within the building whilst in use will be similar to that likely to be experienced at a typical 5-a-side football match. This may or may not be the case; it is unfortunate that the opportunity was not taken to use noise measurements/data from existing curling rinks, of which there are a good number in Scotland, which would have been more accurate.

9.37 This having been said, the Environmental Health Environment Team is reasonably satisfied with the conclusions and recommendations of the revised Noise Impact Assessment submitted as part of the current application as far as it goes in relation to plant noise.

9.38 However, the Environmental Health Environment Team raised significant concerns regarding the level of noise from the use of the car park, particularly during, and at the end of, the evening, when background noise levels are lower (as evidenced by the data collected and presented in the NIA itself). This concern was raised in the Council's Appeal Statement. The Appeal decision states *‘whilst I do have some reservations and questions about the Noise Impact Assessment, I have taken the findings at face value for the purposes of this appeal’*. The Inspector states that *‘I find no reference in the submitted Noise Assessment of any assessment as to the potential levels of noise and subsequent disturbance that would be a likely consequence of the proposed access and servicing that would take place at the southern end of the building as well, potentially, as the dehumidifier. In such close proximity to Hayley Green Farm, I consider that the development proposed has the potential to cause undue noise and disturbance for occupiers’*. In relation to the car park specifically, the Inspector states *‘when compared, presumably, with the noise that might be associated with the permitted use of the building, including pigs and geese, the Assessment concludes that although there would be an increase in noise, the predicted change in ambient noise level would result in non/not significant impact and thus, mitigation measures are not warranted in this regard’*. The Inspector,

therefore, has set out the conclusions of the noise report without making a judgement in this regard, but has set out that the proximity of the proposal to Hayley Green Farm could have noise and disturbance impacts on its occupiers.

9.39 For the previous application, the nearest car park spaces were positioned approximately 11.5 metres from the boundary with Hayley Green Farm, and for the current proposal they have been moved so that they are 14.5 metres from the boundary.

9.40 Following the Environmental Health Team's concerns, the applicant has submitted a noise assessment, which includes a survey of the noise impacts of an existing curling rink, Greenacres Curling Rink in Renfrewshire. This includes the noise of participants leaving the rink. The Greenacres Curling Rink has six lanes, as opposed to the three proposed on the application site. The Greenacres Curling Rink also has a licensed bar and commercial catering facilities, which do not form part of the subject application. As such, it is reasonable to suggest that the noise of participants leaving the rink would be greater in the existing site at Greenacres than would be the case at the application site. The noise assessment also surveyed vehicle noise. The Greenacres site is also comparable to the application site as it is in a rural location with four dwellings within 25 metres of the curling rink entrance, one of which abuts the curling rink building. None of those houses are occupied by members/staff/owners of the curling rink.

9.41 The noise report concludes that, the predicted rating level at Hayley Green Farm falls below noise levels that are considered acceptable. With the proposed 2.5 metre barrier around the chiller, the rating level falls below background sound levels at The Moat House. The report also concludes that noise from participants would result in a none/non significant impact, including in terms of vehicle noise.

9.42 The Council's Environmental Health Team has reviewed the noise assessment and is satisfied with its findings. The Environmental Health Team has spoken to the Environmental Health Team at Renfrewshire Council, who have confirmed that they have not received noise complaints in relation to the Curling Rink.

9.43 The Council's Environmental Health Team also have concerns in relation to the potential for insensitive external lighting on the site, however it is considered that such a matter could be controlled by condition.

9.44 For the reasons set out, the Council considers that evidence has been provided to demonstrate that the proposal would not result in an unacceptable level of noise and disturbance to the detriment of the living conditions of neighbouring properties. The proposed development would therefore not be contrary to 'Saved' Policies EN20 and EN25 of the Bracknell Forest Borough Local Plan.

v Transport implications

9.45 The site takes access off the B3022 Bracknell Road which is subject to a 40mph speed limit and is rural in character resulting in speeds which are likely to be broadly in line with the speed limit. The road is unlit.

9.46 A new access is proposed to serve the curling rink with visibility splays of 2.4 metres by 120 metres to be provided. This would require part of the hedge to be removed across the site frontage which would affect the rural character of the area and as sight-lines are within the applicant's control (red line) these should be secured by planning condition. Also, the site access junction includes a 2 metre wide footway on the east side of the bell-mouth to assist with pedestrian movements. There is a continuous footway on the southern side of Bracknell Road.

9.47 There is a school located opposite the proposed site access and the Highway Authority has no highway safety concerns with this. The Highway Authority notes that the new proposed access onto Bracknell Road for the proposed curling rink would be located in between two access points to the school. The western access is approximately 18 metres (centre to centre) from the proposed curling rink access and appears to be a maintenance access to the playing fields which is infrequently used. The eastern access serves an exit from the school car park and this is approximately 25 metres from the proposed curling rink access and considering the peak activity of the curling rink is likely to be in the evenings and at weekends, when club events take place such as training and matches, this is unlikely to conflict with the school.

9.48 The proposed access road is 5.5 metres wide and the new bell-mouth is shown on drawing PD10-J as being constructed to 'Highways specification'. The means of access should be secured by planning condition. Also, the applicant will require the consent of the Highway Authority to construct the access and should be advised of this by way of informative. There is a shallow ditch and access works may require a culvert or the ditch to be diverted back from the road. The applicant will need to obtain relevant permission to culvert the ditch.

9.49 A permeable tarmac access road is proposed within the site and this should be suitable for vehicle and pedestrian use. Internal roads and parking area will need to be suitably drained.

9.50 The access includes 10 metre radii to both sides which would provide suitable access for a standard coach to access and exit the site onto Bracknell Road.

Parking

9.51 The applicant's addendum to the Transport Statement (15/00892/FUL) notes that, '*A 7-day survey was undertaken at the Fentons Curling Rink in Tunbridge Wells, Kent. At the time of the survey the rink was 100% occupied and the survey data was considered by the LHA to represent a robust model of the likely activity at Hayley Green. Following the survey the proposed car parking provision was increased to 34 spaces*'.

9.52 36 parking spaces, including 3 disabled spaces are proposed, as shown on the latest site layout drawing PD10-J and this slightly exceeds the 34 spaces required based on surveys of an existing curling rink. This provision is deemed acceptable to the Highway Authority noting that the Council does not have a parking standard for a curling rink, though 3 disabled spaces complies with the parking standards being 6% of total capacity. A condition to restrict the D2 use to a curling rink is recommended as alternative D2 uses may be more intensive and require a higher level of car parking.

Trips

9.53 The applicant's addendum to the Transport Statement (15/00892/FUL) notes that, '*the likely trip generation from the curling rink is 106 two-way trips over the course of a typical day, based on the traffic survey from the Fentons Curling Rink and given that traffic survey data for the B3022 Bracknell Road provides a two-way daily traffic flow (AADT) of 4295, the proposal would result in a 2.5% increase in traffic flows*'. Also, the applicant noted that, '*the existing agricultural use of the site could generate in the region of 48 movements per day and therefore the net impact of the curling rink is likely to be 58 daily movements, a 1.4% increase in traffic flows*'.

9.54 The Highway Authority considers that the new access would be acceptable for traffic, including coaches with suitable visibility splays and pedestrian access provided. With respect to the sustainability of the site, the Transport Statement submitted for 13/01035/FUL included an

appeal decision for a different site in which the inspector noted that curling is a minority sport which attracts few spectators and that no location would be particularly sustainable.

9.55 The Inspector noted in the Appeal decision for the previous scheme that 'I find no conflict, therefore, with policy CS23 of the Core Strategy which, among other things, seeks to increase the safety of travel'.

9.56 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

vi. Flood risk and drainage

9.57 The NPPF states that the LPA should give priority to the use of SuDS. Bracknell Forest Borough Council has published its Local Flood Risk Management Strategy and within this document, it states that surface water drainage for development should use Sustainable Drainage systems (SuDS) and this is re-iterated in standing advice from the Environment Agency.

9.58 The site is within Flood Zone 1, and therefore represents a low risk of flooding. However, as the application site is larger than 1 ha, the Lead Local Flood Authority (LLFA) has been consulted to comment on the drainage of the site.

9.59 For the previous non-determination appeal, the Council considered that the applicant should have submitted a drainage strategy and that, without this, the application should be refused. The Inspector did not support the Council on this point, and considered that matters of drainage could be dealt with by condition. However, the applicant has submitted a Flood Risk Assessment to accompany the current application. The LLFA considers that it is encouraging that the applicant has shown the use of SuDS for disposal of surface water through Grassecrete parking, swales and a permeable paved access road however the applicant has indicated that "at present the development is only at preliminary stage. Thus it is not possible to provide detailed design information for the SuDS that are proposed for the development". It is, however, considered that these details could be dealt with by condition.

vii. Impact on biodiversity

9.60 In accordance with the Core Strategy policies CS1 and CS7, development will be encouraged which demonstrates that it protects and enhances biodiversity.

9.61 The proposals are located within a highly disturbed part of the existing field which reduces the likelihood that protected species would be affected by the development. Therefore, a survey is not required. In line with policies CS1 and CS7 for the protection and enhancement of biodiversity, should the application be successful, a number of conditions would be required.

viii. Community Infrastructure Levy (CIL)

9.62 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.63 CIL applies to new build. In this case, the proposal would be CIL liable as the proposal comprises the change of use of over 100 sq.m. of floorspace. However, as the proposal is for a leisure use, there would be a nil charge per square metre of floorspace.

10. CONCLUSIONS

10.1 The proposed development relates to the conversion of an existing building in the Countryside for recreational purposes and is therefore acceptable in principle. It is not considered that the development would result in an adverse impact on the character and appearance of the host building or local area, residential amenity, flood risk, biodiversity or on highway safety. The proposal is also considered acceptable in terms of impact on Listed Buildings. As such, the proposal would not be contrary to Core Strategy Policies CS1, CS2, CS8, CS7, CS9 and CS23; and 'Saved' BFBLP Policies EN8, EN20, EN25 and M9.

The application is therefore recommended for conditional approval.

11. RECOMMENDATION

That the Head of Planning be authorised to APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. 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 8 September 2016, re-stamped 19 October 2016:

PD07 Rev E: Proposed works and extension to form community amateur Curling Centre: Building Plan

PD09 Rev B: Proposed works and extension to form community amateur Curling Centre: Existing and proposed roof plan

BH/226590/BH04: Electricity Housing

The following plans received 5 October 2016, restamped 19 October 2016:

PD06 Rev E: Proposed works and extension to form community amateur Curling Centre: Elevations

PD11: Proposed works and extension to form community amateur Curling Centre: Elevations 2

And the following plan received by the Local Planning Authority on 31 January 2017:

PD10 Rev K: Proposed works and extension to form community amateur Curling Centre: Site ownership and entrance detail.

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

3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

4. The barn and extension hereby permitted shall only be used for a curling rink with ancillary facilities and for no other uses within the Use Class D2.

REASON: Given the amount of parking available on site unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.

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

5. The use hereby permitted shall not operate outside the hours of 9am to 10pm.
Reason: in the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
6. The curling rink use shall not commence until the visibility splays of 2.4m by 120m in both directions, as shown on the approved drawing PD10 Rev K, have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
7. Notwithstanding the parking shown on the approved plans, the curling rink use shall not commence until the associated vehicle parking and turning space has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. This shall include a dedicated coach parking space. The spaces shall not thereafter be used for any purpose other than parking and turning.
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]
8. The curling rink use shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:
- The site access with Bracknell Road.
The development shall not be occupied/open for trade until the off site highway works have been completed in accordance with the scheme.
REASON: In the interests of highway safety.
[Relevant Policy: CSDPD CS23]
9. No development (other than the construction of the access) shall commence until the access road has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
10. The curling rink use shall not commence until 5 cycle parking spaces have been provided in the location identified for cycle parking on the approved plans and shower facilities and lockers shall be provided for cyclists 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]
11. The noise mitigation measures set out in the REC Noise Impact Assessment REC reference AC102191-1R4 dated 17 January 2017, received by the Local Planning Authority on 18 January 2017, shall be implemented prior to the first use of the building as a curling rink. They shall be retained as such thereafter.
REASON: To ensure that the amenities of residents are not adversely affected by noise.
[Relevant Plans and Policies: BFBLP EN25]
12. 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 out 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 and EN20, CSDPD CS7]

13. No development shall commence 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 buildings approved in this permission and retained thereafter.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

14. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

15. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

16. Open days shall be limited to a maximum of 2 per calendar month, to be held between 1st October and 31st March each year and at no other times.

REASON: Given the limited parking available on site unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.

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

17. The Curling Rink and ancillary facilities shall only be used by attendees and their associates and family who have booked to use the curling rink facilities and for members and their guests and by those employed by the curling rink, other than on the open days as specified by condition 16.

Reason: in the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

18. In respect of condition 17 a record of all prior bookings and attendees, their associates and family, for members and their guests visiting the site shall be kept. This record shall include details of the name of attendee, time and date of visit and shall be available at any time for viewing by the Local Planning Authority if required.
REASON: in the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
19. Prior to the commencement of development a car park management plan shall be submitted to the Local Planning Authority and approved in writing to show how traffic on the site would be controlled and managed during open days and any major competition. The management plan shall thereafter be observed and complied with.
REASON: Given the limited parking available on site unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
20. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.
21. No demolition or construction work shall take place outside the hours of 8am and 6pm Monday to Friday; 8am and 1pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]
22. Prior to the first use of the curling rink, details of external lighting, including a Lighting Impact Assessment, shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall be implemented only in accordance with the approved details and retained thereafter.
REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]
23. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
 - b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - c) Flood water exceedance routes, both on and off site;
 - d) A timetable for its implementation, and

e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

24. Prior to any occupation of any building hereby permitted the sustainable drainage scheme serving that building shall be constructed in accordance with the approved drainage strategy and design approved under Condition 23.

REASON: To prevent the increased risk of flooding
[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require details to be submitted, but must be complied with:

1. Time limit
2. Approved plans
4. Only to be used as a curling rink
5. Hours of operation
6. Visibility splays
9. Access road
10. Cycle parking
11. Noise mitigation measures
16. Limit on open days
17. Attendees
18. Record of bookings
21. Hours of demolition and construction
24. SuDS to be implemented

The following conditions require details to be submitted:

3. Details of materials
7. Parking and turning
8. Off site highway works
12. Details of hard and soft landscaping
13. Means of enclosure
14. Sustainability statement
15. Energy demand assessment
19. Car park management plan
20. Construction management plan

- 22. Lighting scheme
- 23. Detailed drainage strategy

- 03. The applicant is advised that should they be seeking to discharge surface water to a watercourse, they should seek approval from the relevant land drainage authority.
- 04. The Streetcare Team should be contacted at Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 351668, 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.
- 05. In line with Royal Berkshire Fire and Rescue's advice, the applicant is advised to install commercial sprinklers.