

ITEM NO: 9

Application No.

17/00572/T

Site Address:

Ward:

Crowthorne

Date Registered:

14 June 2017

Target Decision Date:

9 August 2017

**Land At Former TRL Site Crowthorne House Nine
Mile Ride Wokingham Berkshire RG40 3GA**

Proposal:

Erection of a temporary sales and marketing suite with associated car parking.

Applicant:

Legal and General Property Partners (Crowthorne) Ltd

Agent:

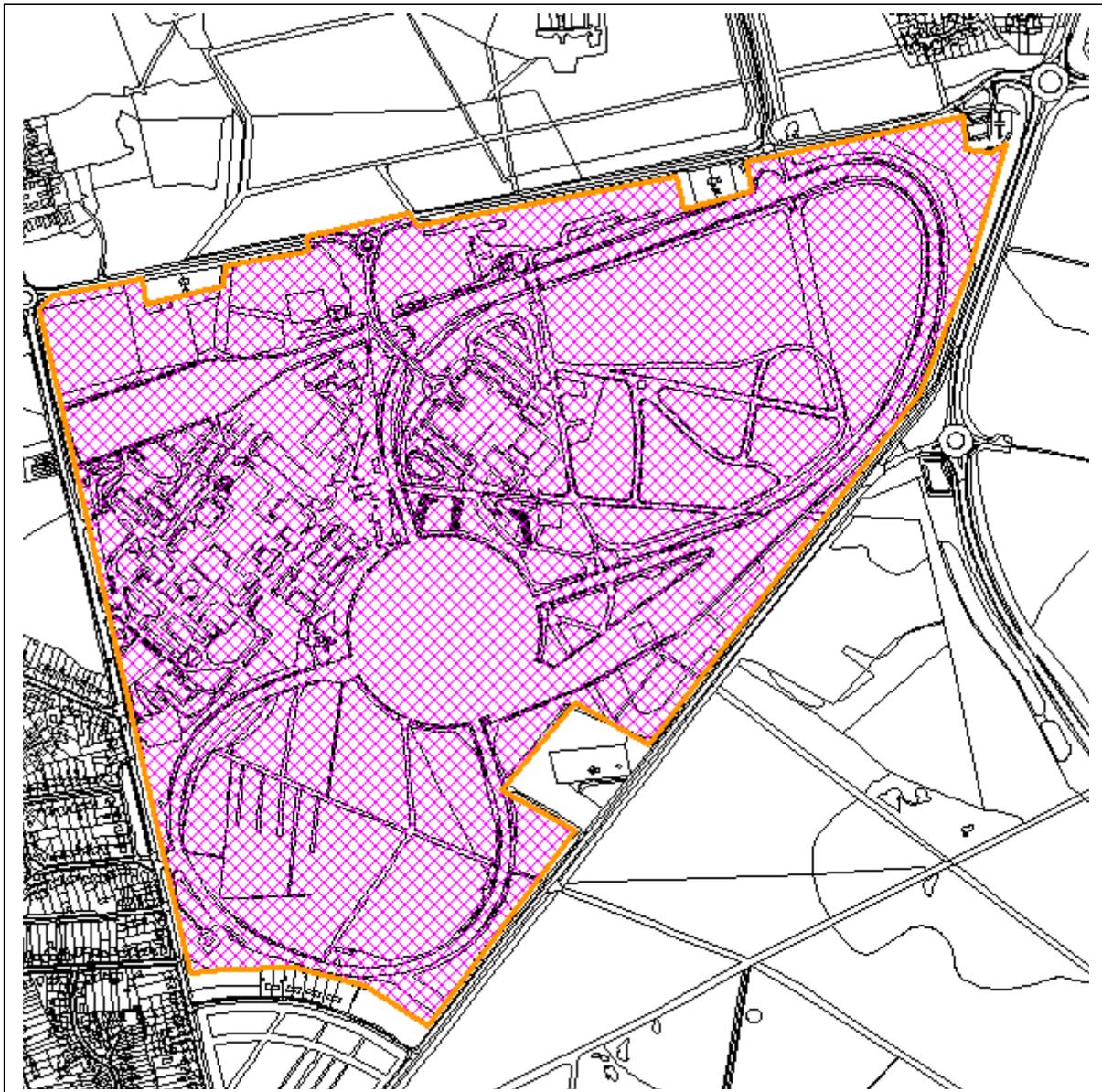
Mr Richard Hesketh

Case Officer:

Michael Ruddock, 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 proposed development is for the erection of a temporary building to provide a sales and marketing suite and car park in association with the residential redevelopment of the site. Temporary planning permission is sought for a period of five years.

1.2 The proposal relates to a site allocated for redevelopment that is within the extended settlement boundary. The temporary sales and marketing suite would not result in an adverse impact on the streetscene or the character and appearance of the area. It is not considered that the development would result in an unacceptable impact on highway safety or the amenity of adjoining occupiers.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement (extended settlement boundary)
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3.1 The application site is part of the former Transport Research Laboratory (TRL) which has planning permission for the comprehensive redevelopment of the site (see Section 4 below). It was previously included within the Site Allocations Local Plan which was formally adopted in July 2013. Specifically, the site for the proposed development is located towards the western boundary of the site, located close to the western site access off Old Wokingham Road.

4. RELEVANT SITE HISTORY

4.1 Relevant site history can be summarised as follows:

Application 13/00575/OUT - Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking – APPROVED 2014

Application 17/00355/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the infrastructure phase pursuant to outline planning permission 13/00575/OUT – Pending Consideration at the time of writing the report.

Application 17/00401/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT – Pending Decision at the time of writing the report.

Application 17/00578/A - Display of 6 no. illuminated & 5 no. non illuminated board signs, 18 no. non illuminated hoarding panels, 18 no. flags/flagposts, 10 no. non illuminated fascia signs – Pending Consideration at the time of writing the report.

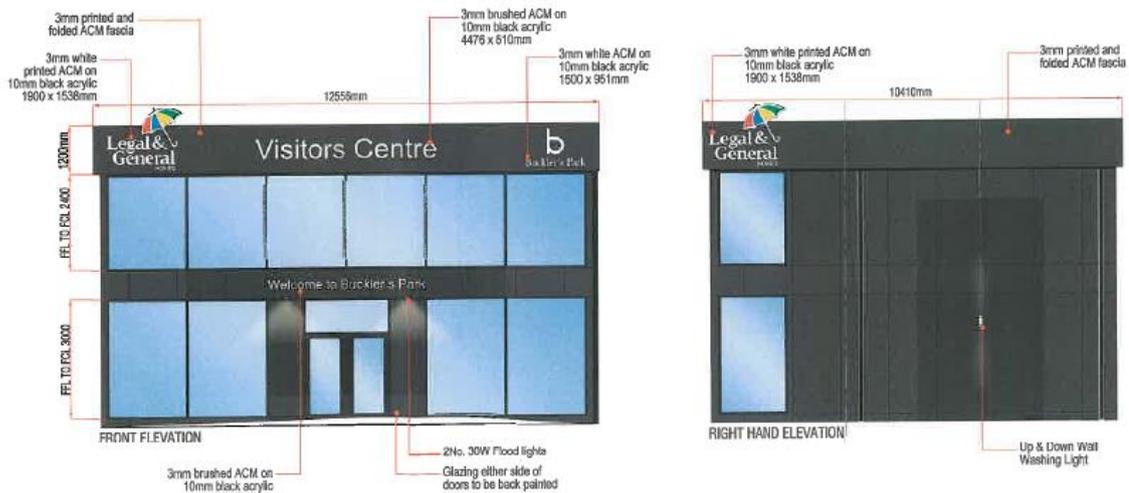
5. THE PROPOSAL

5.1 The proposed development is for the erection of a sales and marketing suite and a car park in association with the redevelopment of the TRL site. The application is for a temporary period of five years.

5.2 The marketing suite would be a two storey building with a height of 7.57m, a width of 12.2m and a depth of 10.05m. It would include public areas such as desks, seating areas and a model of the development at ground floor level along with staff kitchen and WC areas. Further public areas including a viewing area would be included at first floor level along with an office.

5.3 The building would be located to the north east of two show homes which are shown located close to the new site access with Old Wokingham Road that has previously been approved. This access would serve the suite and show homes. The car park would be located to the north east of the marketing suite providing eight spaces including two disabled bays.

5.4 The suite would have a flat roof design and would be constructed primarily from aluminium composite fascia panels with a predominantly glazed front elevation.



5.5 The building would also include illuminated fascia signage, and these are assessed under application 17/00578/A.

5.6 The sales and marketing suite would be open to the public from 10.00 hours until 17.30 hours.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Recommend approval.

Other representations

6.2 Seventeen letters of objection have been received in respect of the proposals. The reasons for objection can be summarised as follows:

- The building is out of character with other buildings in the area and will detract from the character of the area. It shares little in character with the new housing design and there is nothing in Crowthorne that looks remotely like this proposal.
- The building is too large and would not be sympathetic to the surrounding streetscene.
- Although application is for temporary planning permission, five years is for a significant period of time.
- Other buildings on site should be used, such as early completed dwellings or the local centre buildings.
- Development will take longer than five years, therefore building will be in position for longer.

[OFFICER COMMENT: The application is for temporary permission for five years and the Local Planning Authority has considered it as such.]

- Access to the site is opposite Hatch Ride and will also be affected by customers to the nearby Chinese restaurant. Would be more sensible to use the old TRL access.

[OFFICER COMMENT: Access is not part of the application and this already has consent.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No internal consultations were required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP.	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).	

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Community Infrastructure Levy

i. Principle of the development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The marketing suite would result in an additional building that would be a visible feature in the streetscene. In terms of its height and bulk the building would not be significantly larger than the adjacent show homes. It is acknowledged that a building with the design and materials proposed would not be in keeping with the character and appearance of the wider area once it has been developed, however the building is proposed to be sited in this location for a temporary period whilst the site is being developed.

9.4 It is not considered that the proposed building would be out of keeping with the character and appearance of a residential development that is under construction. Furthermore the building would be sited in this location for a temporary period of five years, therefore once the site has been built out and occupied it would be removed. The temporary period shall be secured by condition, and this would ensure that the building would not result in a permanent impact on the character and appearance of the area.

9.5 Concerns have been raised that the building would detract from the character of the area and that there is nothing similar in Crowthorne. Given that the area will be a construction site whilst the building is in situ, it is not considered that this is the case and the building would not be a visually prominent feature when viewed from outside the site. Although it would not be similar in appearance to the development or the wider Crowthorne area, it would not be a permanent building and it is considered that such a building would not appear out of keeping with a construction site. It should also be noted that the previous character of this site was of a mix of large scale commercial type buildings of various designs.

9.6 It is therefore not considered that the proposal would result in an adverse impact on the character and appearance of the area. The development would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.7 The marketing suite would be visible from newly constructed dwellings to the rear, however the separation distances involved are similar to those between the dwellings that will eventually be constructed in this location and the dwellings to the rear. As such it is not considered that the building would result in an unacceptable loss of light, overbearing effect or loss of privacy to these properties. Furthermore the dwellings that have been approved in this location are yet to be constructed and in any case the temporary nature of the building will ensure that any impact will not be permanent.

9.8 It is therefore not considered that the development would result in a detrimental impact on residential amenity. It would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.9 The proposed development would utilise an access onto Old Wokingham Road that has previously been approved. Such an arrangement is considered acceptable. Eight parking spaces, including two disabled bays, would be provided adjacent to the building.

9.10 As the construction of the development progresses, it can be reasonably expected that potential customers would visit the site to view the development. As such it is not considered that a marketing suite would result in significant additional traffic to the site. The proposal would have the benefit of formalising visitor parking arrangements which reduces the likelihood of indiscriminate public parking at the site and this will be secured by condition.

9.11 For the reasons given above the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF and would not result in any unacceptable highway implications.

10. CONCLUSIONS

9.12 The proposed building would be for a temporary period only, which would be secured by condition. It is not considered that it would be out of keeping with the character of a construction site and the temporary nature of the proposal would ensure that it would not result in a permanent impact on the site once it has been completed and occupied as a residential settlement. It is not considered that the proposal would result in any significant residential amenity or highway safety impacts.

9.13 As such the proposal would not be contrary to CSDPD Policies CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9 or the NPPF.

11. RECOMMENDATION

11. The application is recommended to be **APPROVED** subject to the following conditions:-

01. The building hereby permitted [together with all associated structures] shall be removed and the land restored to its former condition on or before 17 August 2022 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority, and thereafter undertaken in accordance with the approved scheme.

REASON: To ensure that the development is carried out as approved by the Local Planning Authority in the interests of the visual amenities of the area.

02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 14.06.17:

172320-01-100

172320-01-101

172320-01-200

172320-02-100

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

03. The marketing suite shall not be used until vehicle parking spaces have been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times for as long as the marketing suite is retained on site.

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 Plans and Policies: BFBLP M9]

04. The marketing suite shall not be opened to the public until the vehicular and pedestrian accesses serving it have been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

05. The temporary sales and marketing suite hereby permitted shall not be open to customers outside 10:00 hours to 17:30 hours.

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

[Relevant Policies: BFBLP EN20]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
2. Approved Plan
 3. Parking
 4. Access
 5. Hours of opening

The applicant is advised that the following condition requires discharging prior to the expiration of the temporary planning permission:

1. Removal of building