

Date Published: 17 December 2019



PLANNING COMMITTEE

16 12 2019

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Kevin Gibbs
Executive Director: Delivery

Page No

Planning Applications

(Head of Planning)

**The conditions for public speaking have been met in the applications marked 'PS'.
For further information or to register for public speaking, please contact Customer
Services 01344 352000.**

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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
16th December 2019
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

19/00497/FUL

Land North Of Herschel Grange Warfield Street Warfield Bracknell Berkshire

CORRESPONDENCE RECEIVED

Five further objections have been received from residents of additional neighbouring properties, as well as various further objections from residents who have previously commented. This brings the total number of objections from members of the public up to 26.

The additional objections can be summarised in that already stated in para. 6.2 of the report, but also state that:

- the amended plans received during the process have not overcome the concerns raised, and
- Warfield Street experiences flooding, speeding traffic, parked cars, blind bends and regular horse riders.

An amended objection response from the Warfield Village Action Group (WVAG) has been received. Officer comments will be provided on this at the meeting, as appropriate.

ADDITIONAL INFORMATION

The Highway Officer is not now seeking contributions to public transport/improvements to junction capacity as these are covered by CIL/other development. A condition is recommended, however, to secure off-site works (see below)

An amended Site Layout Plan (17-J2176-02 Rev K 'Proposed Site Plan') has been received which adds additional sections of footpath on the northern side of the north section of internal road within the development. The purpose of this is to provide additional connection through the site to the proposed pedestrian and cycle way connection to the 'Land North of Newhurst Gardens' housing development (reference: 16/01004/FUL), in the interests of highway safety.

The design of the house on plot 33 has been amended to remove a rear-facing dormer window to reduce the impact on properties lying to the rear.

AMENDMENT TO RECOMMENDATION

Condition 02 amended to read:

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

17-J2176-115 Rev.A 'Individual Cycle Store Plans And Elevations'

WYG A108468 Rev.C 'Flood Risk & Drainage Assessment'

17-J2176-13 Rev.A 'Car Barn Allocation / Plans And Elevations'

17-J2176-101 Rev.A 'PLOTS 1, 2 and 3 Floor Plans & Elevations'

17-J2176-102 Rev.A 'PLOT 4, 5, 9 & 10 Floor Plans & Elevations'

17-J2176-103 'PLOTS 6, 7 and 8 Floor Plans & Elevations'

17-J2176-105 Rev.A 'PLOTS 11, 12, 24, 25 Floor Plans & Elevations'

17-J2176-106 Rev.A 'PLOTS 13, 14, 15, 16 Floor Plans & Elevations'

17-J2176-107 Rev.A 'PLOT 17 Floor Plans & Elevations'

17-J2176-110 Rev.A 'PLOT 19 & 20 Floor Plans & Elevations'
17-J2176-112 Rev.A 'PLOT 23 Floor Plans & Elevations'
17-J2176-113 Rev.A 'PLOT 26 Floor Plans & Elevations'
17-J2176-114 Rev.B 'PLOT 33 Floor Plans & Elevations'
17-J2176-104 Rev.B 'Apartments Plans & Elevations'
17-J2176-108 Rev.B 'PLOT 18 Floor Plans & Elevations'
17-J2176-109 Rev.B 'PLOT 27 Floor Plans & Elevations'
17-J2176-111 Rev.A 'PLOTS 21 & 22 Floor Plans & Elevations'
17-J2176-02 Rev K 'Proposed Site Plan'
17-J2176-03 Rev F 'Proposed Housing Allocation Plan'

In accordance with advice from the Tree Officer an additional condition dealing with tree protection is recommended to be imposed:-

40. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected for the duration of operational works to implement the development in accordance with the Arboricultural Implications Assessment and Method Statement submitted with the application.

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.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Additional condition recommended by Highway Officer:-

41. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works to Herschel Grange and a tactile crossing point on Warfield Street.

The development shall not be occupied until these off-site highway works have been completed in accordance with the approved scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4, CSDPD CS1 and CS23]

Matters to be secured by s106 agreement:-

Delete "- contribution towards off-site highway network improvements".

Item No: 6

19/00318/FUL

ALDI 136 Liscombe Bracknell Berkshire RG12 7DE

AMENDMENT TO RECOMMENDATION

Condition 04 to read:

The development hereby permitted shall be carried out in accordance with the details contained within the 'Assessment of noise from replacement fixed plant equipment' report produced by Sharps Redmore Acoustic Consultants and dated 21st October 2019 and the noise level when measured from the bedroom, with the window partially open, of no. 2 Temple Moore House, shall not exceed 35 dB daytime and 30 dB at night time as demonstrated within the report.

Reason: To protect the occupants of nearby residential properties from noise

[Relevant Policies: BFBLP EN25]

[To clarify, addition of 'with window partially open' added]

Item No: 7

19/00756/FUL

15 Windlesham Road Bracknell Berkshire RG42 1TY

AMENDMENT TO RECOMMENDATION

Condition 2 (approved plans) should be amended to include:

And the following plan received on 11 December 2019:
2594-PL-108 Typical Bin Store Plans and Elevations

Condition 17 (drainage) should be amended to read:

No development shall take place until a surface water drainage scheme (SWDS) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1 in 100 years critical storm, with a suitable allowance for climate change included, will not exceed the run-off from the undeveloped site following the corresponding rainfall event and that flood risk will not be increased elsewhere and that surface water run-off from the site over any other property will not increase as a result of the development. If infiltration is proposed as a means of drainage then the results of BRE365 compliant testing at the site must be provided to support the SWDS. The SWDS shall subsequently be implemented in accordance with the approved details before the development is completed. The SWDS shall include details of how the surface water drainage shall be maintained and managed after completion.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policy: Core Strategy DPD CS1]

Informative 2 (conditions) should be amended to read:

01. The following conditions requires details to be submitted:

3. Materials
4. Finished floor levels
5. Means of enclosure
- 7 Details of services
10. Hard and soft landscaping
11. Vehicular access
16. Construction Management Plan
17. Drainage details
18. Sustainability Statement
19. Energy Demand Assessment

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

1. Time limit
2. Approved plans
6. Trees to be protected
8. Permeable surfacing
9. Trees to be replanted within 5 years
12. Vehicle parking
13. Visibility splays new dwellings
14. Visibility splays new parking for 15 Windlesham Road
15. Cycle storage
20. Obscure glazed windows

ADDITIONAL CORRESPONDENCE RECEIVED

An additional objection was received, which sets out the following concerns:

Proposal will change view from neighbouring properties from country to looking at houses [Officer note: There is no right to a view and the site is within an urban area];
Impact on the value of neighbouring properties & ease to sell [Officer note: this is not a planning matter];

Additional traffic on an already busy road, which is a bus route. Shop and restaurant customers often park along the road causing congestion and meaning home owners having to park away from their house or on the pavement [Officer note: the proposal complies with parking standards and as such should not cause any additional on street parking issues. The Highway Authority raised no objection to the proposal].

Item No: 9

19/00864/3

Street Record Brooke Place Binfield Bracknell Berkshire

ADDITIONAL REPRESENTATIONS

One additional representation has been received from the neighbour at 9 Brooke Place advising that no additional disabled parking bay is required. There are two disabled residents but one parks in front of their garage therefore does not need a disabled bay. As such, the additional bay should not be restricted to disabled residents only in order to alleviate the parking issues in Brooke Place.

[Officer Note: The application is for two disabled bays and will be determined on this basis].

Item No: 10

19/00942/3

Land At Old Bracknell Close Bracknell Berkshire

AMENDMENT TO RECOMMENDATION

Condition 4 is amended to read:

Within 1 month of the completion of the installation of the fence hereby approved a scheme depicting soft landscaping shall be submitted to 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 scheme being approved by the Local Planning Authority. As a minimum, the quality of all 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.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

Informative 2 is amended to read:

No details are required to be submitted in relation to the following conditions; however, they are required to be complied with:

1. Time limit
2. Approved plans
3. Materials
5. Excavation

The applicant is advised that details of the following condition are required to be submitted within 1 month of the date of this permission:

4. Soft landscaping