

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
21st July 2011
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

10/00643/FUL

The Little Red House Nursery 59 - 61 Dukes Ride Crowthorne Berkshire RG45 6NS

ISSUE DATE: 19.7.2011

Representations

Objections have been received from for additional sources, taking the number of sources from 3 (including the petition) to 7, including the Crowthorne Village Action Group.

The concerns raised are:

The exterior has been painted white and mock Tudor wood panelling has been added. The street scene is generally in red brick.

(Officer comment: The mock Tudor effect was not included within the application.)

Illuminated signage appears to be under construction.

(Officer comment: This is not part of the planning application and requires advertisement consent.)

The school has opened before planning permission has been given

(Officer comment: The agent was advised that any work done prior to gaining planning permission was at the owners own risk.)

The surface of Heath Hill Road has been surfaced without consultation of residents and without consideration of drainage.

(Officer comment: Work outside of the site is not part of this application.)

ISSUE DATE: 21.7.2011

The proposal is now retrospective and found to be built not in accordance with the submitted plans. Therefore the application has been withdrawn from the agenda pending receipt of revised plans.

Item No: 6

11/00187/FUL

96 Bucklebury Bracknell Berkshire RG12 7YJ

ISSUE DATE 19.07.11

Following a telephone discussion with the Case Officer, the author of the letter received by the Local Planning Authority on 30th June 2011 has confirmed that the letter should be withdrawn from the Committee Item.

Item No: 7
11/00283/EXT
Land At 127A-131 Fernbank Road Ascot Berkshire

Correction to Officer Report

Page 51 Section (4): A S106 Agreement is being prepared to secure the necessary contributions towards services and infrastructure. At the time of preparing the report, a Deed of Variation had been proposed to link the S106 from the previous planning permission on the site to this renewal of time application.

Amendment to Recommendation

Delete conditions 04, 05 and 23

New condition 04 (to replace existing 04 and 05)

04. 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, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried 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, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

Re-number succeeding conditions.

Revised condition 14 (previously 15)

14. The bathroom windows in the side elevations shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

Revised condition 15 (previously 16)

No development shall commence until details of appropriate balcony privacy screening for all proposed balconies have been submitted to and approved in writing by the Local Planning Authority. The details shall include plan and elevation drawings and materials to be used. No dwelling shall be occupied until the approved screening has been installed. It shall thereafter be retained.

REASON: To protect the amenities of occupiers of adjoining properties.

[Relevant plans and policies: BFBLP EN20]

Revised condition 21 (previously 22)

The development hereby permitted shall not be begun until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

Additional condition.

23. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

24. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in Ecological Habitat Assessment Report unless otherwise agreed in writing by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of completion.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

ISSUE DATE 21.07.2011

Additional information

Biodiversity Officer Comments

An Ecological Habitat Assessment has been submitted. This indicates that the site is considered to be of low ecological value. The construction area on the site is over 250m from the known Great Crested Newt pond within the adjoining golf course. Advice from English Nature is that anything outside 250m is unlikely to require any trapping or similar mitigation measures. The key area on the site where a precautionary approach should be taken is the shared amenity space. The submitted Ecological Habitat Assessment gives details of measures to be taken before works start on site and if great crested newts are discovered on site.

The Assessment also states that a licensed bat ecologist is present on site when the roofs of the existing buildings are removed.

Conditions have been proposed requiring development to take place in accordance with the mitigation measures proposed in the Ecological Habitat Assessment report. The Biodiversity Officer has no objections to the application subject to conditions.

Amendment to Recommendation

Amended condition 24

24. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in the ACD Ecological Habitat Assessment Report Rev B unless otherwise agreed in writing by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of completion.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1 CS7]

Item No: 8

11/00336/OUT

Land Adjacent Wayside Osborne Lane Warfield Bracknell Berkshire RG42 6DY

ISSUE DATE: 19.7.2011

Correction to Officer Report

1. RELEVANT PLANNING HISTORY on page 62 - Correction insert omitted history

613150

Validation Date: 24.02.1988

Wayside Osborne Lane Warfield Bracknell Berkshire RG42 6DY

Application for erection of 3 detached houses and garages (Land north of Wayside)

Refused

623653

Validation Date: 01.01.1998

Land At Reference C002Z Osborne Lane Warfield Bracknell Berkshire

Outline app. for erection of two detached houses after demolition of existing barn

Refused (Appeal dismissed 25 March 1999)

6. RECOMMENDATION - Correction to Recommendation Page 70

As no S106 contributions are sought with regards to 'community' (facilities) all such references need to be deleted.

Refusal Reason 03 should therefore read as follows -

The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, and primary educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, open space and primary educational facilities, the proposal is contrary to Policy CC7 of the South East Plan, Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

ISSUE DATE: 21.7.2011

Correction to Officer report

4. REPRESENTATIONS on page 63 should read:

Representations received comprise 1 objection and 1 letter of support.

The following are the issues raised by the objector (1 Resident) -

1. Impact of the siting of the proposal close to the boundary with Wayside through the potential of overlooking.

2. Concerns over the use of the remainder of the site

(4) Effect on the amenity of neighbouring residential property - Correction to first paragraph of Section 4 on page 68

The neighbouring building at Wayside to south is likely to be the most affected by the proposed siting of this house which the illustrative plans show it to be positioned approximately 2.5m off the common boundary. The existing building is 1.5m from this boundary. It would appear from the floor plan drawings ref:1016/21A that no windows are proposed within the first floor side elevation to be a cause for concern but given the drawings are illustrative this matter would need to be secured by condition. The residents of Wayside have no objection to a centrally located dwelling and have verbally communicated that they would prefer all of the land conveyed to a single owner.

Item No: 9

11/00354/FUL

Land Adjacent To 62 King Edwards Road Ascot Berkshire

ISSUE DATE 19/07/11

Amendments to Recommendation

Amended condition 3 to read:

'No development shall take place in connection with the new dwelling hereby permitted until samples of the materials to include bricks and roof tiles to be used in the construction of the external surfaces of the new dwelling 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: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]'

Amended condition 6 to add a reason for condition as follows:

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Class A or B of Part 1 of the Second Schedule of the 1995 Order shall be carried out to the new dwelling hereby permitted.

REASON: To protect the amenity of the neighbouring property.

[Relevant Policies: BFBLP EN20]'
