

ITEM NO: 7

Application No.
11/00416/FUL
Site Address:

Ward:
Harmans Water

Date Registered:
28 June 2011

Target Decision Date:
23 August 2011

**Land At Former RAF Staff College Site Broad Lane
Bracknell Berkshire**

Proposal:

Erection of community centre/pavilion building, floodlit Multi-Use Games Area, 2 no. refurbished tennis courts, 57 space car park, recycling centre, play area (LEAP) and amenity space with associated paths and landscaping and vehicular access from Gibson Drive via Nicholson Park following demolition of squash courts building.

Applicant:

Taylor Wimpey (West London)

Agent:

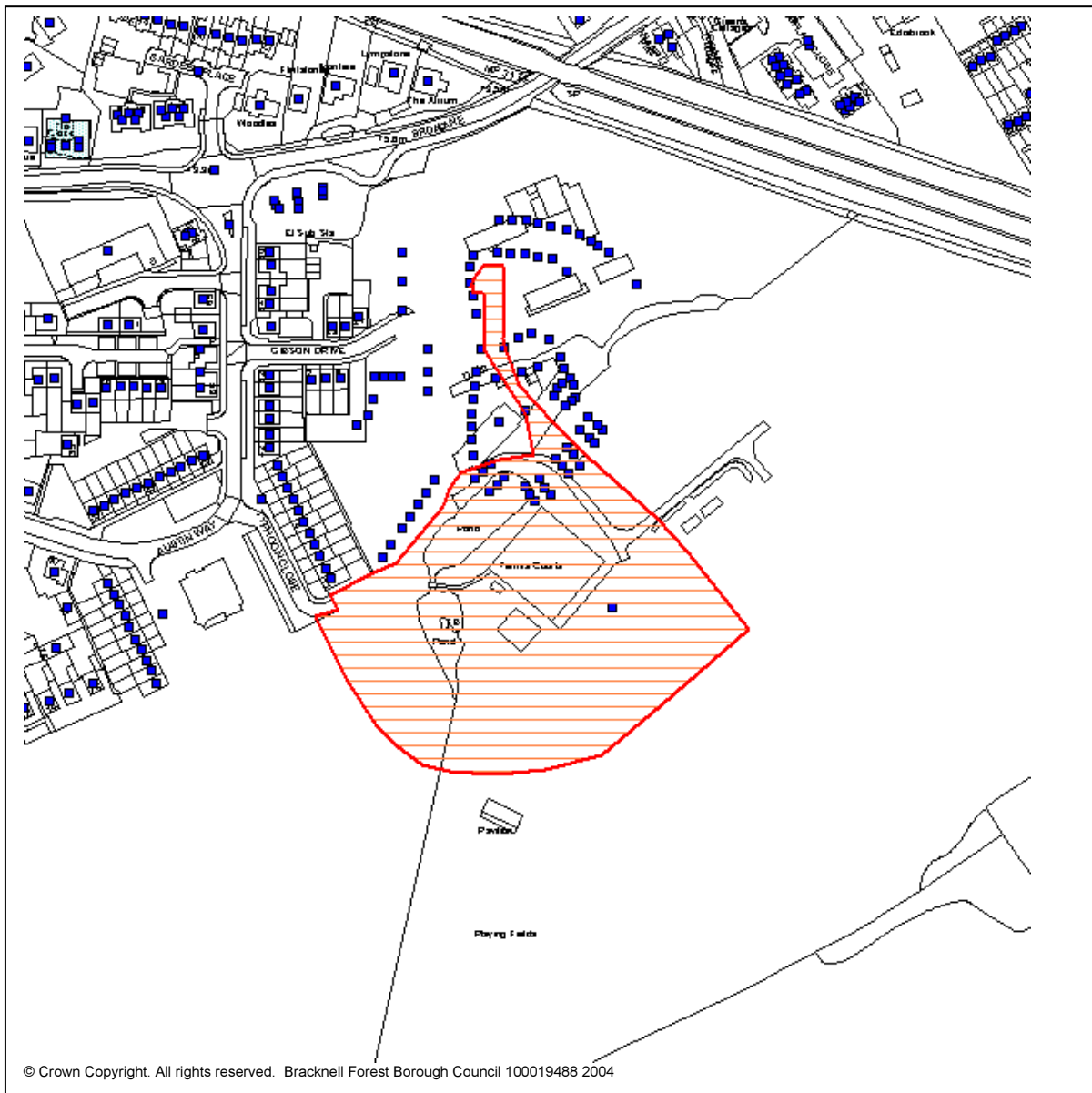
Boyer Planning Ltd

Case Officer:

Martin Bourne, 01344 352000

environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

03/00567/OUT

Validation Date: 04.06.2003

Outline application (including means of access) for the erection of 730 dwellings with associated accesses onto Broad Lane. Provision of 19 hectares of open space and 0.9 hectares of land for primary school/community use together with associated access roads and footpaths/cycleways. Demolition of existing buildings (except Ramslade House and the Community/Cadet facility). Part PD removed.

Approved With A Legal Agreement

06/00573/REM

Validation Date: 22.06.2006

Submission of details of siting, design, external appearance and landscaping pursuant to outline planning permission 03/00567/OUT for the erection of 730 dwellings with associated accesses onto Broad Lane and provision of open space for community use, together with associated access roads and footpaths/cycleways, involving demolition of existing buildings (except Ramslade House and the Cadet facility). (Alternative scheme to that submitted under ref. 06/00291/REM).

Approved

08/00116/OUT

Validation Date: 07.02.2008

Outline application for the erection of 781 dwellings (maximum 1150 dwellings within the entire development) including 336 affordable dwellings (maximum 437 affordable dwellings across entire development); retention and remodelling of Ramslade House together with an extension of 260 sq m to provide community facilities with ancillary uses; new commercial/community floorspace (use classes A1/A3/B1a/D1/D2) of 670 sq m; provision of 18.29ha of open space (a total of 19.37ha across the entire development); formation of new vehicular access from Elizabeth Close and provision of internal access roads, parking and landscaping.

Refused

11/00558/FUL

Validation Date: 04.08.2011

Section 73 application to allow amendment to design of 30 no. three-storey flats (and associated landscaping, parking and bin storage details) in phase 5 (plots 343-372) and to site levels of open space to south, without compliance with condition 01 of reserved matters approval 06/00573/REM.

(No Decision – Application Currently Under Consideration)

Additional Planning &/ Appeal History

Appeal

Validation Date:

29.08.2008

Reference:

08/00055/REF

Outline application for the erection of 781 dwellings (maximum 1150 dwellings within the entire development) including 336 affordable dwellings (maximum 437 affordable dwellings across entire development); retention and remodelling of Ramslade House together with an extension of 260 sq m to provide community facilities with ancillary uses; new commercial/community floorspace (use classes A1/A3/B1a/D1/D2) of 670 sq m; provision of 18.29ha of open space (a total of 19.37ha across the entire development); formation of new vehicular access from Elizabeth Close and provision of internal access roads, parking and landscaping.

Appeal Dismissed

Appeal

Validation Date:
24.10.2008

Reference:
08/00065/REF

Section 73 application to allow erection of 730 dwellings with associated development without compliance with condition 28 of outline planning permission 03/00567/OUT (this condition requires the provision of a public bus and emergency vehicles only link within the site before the occupation of 425 dwellings. It is proposed to provide this link but without a bus gate so that it can be used by all vehicles).

Appeal Allowed

2 RELEVANT PLANNING POLICIES

Key to abbreviations

<i>BFBCS</i>	<i>Core Strategy Development Plan Document</i>
<i>BFBLP</i>	<i>Bracknell Forest Borough Local Plan</i>
<i>RMLP</i>	<i>Replacement Minerals Local Plan</i>
<i>WLP</i>	<i>Waste Local Plan for Berkshire</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SPD</i>	<i>Supplementary Planning Document</i>
<i>PPG (No.)</i>	<i>Planning Policy Guidance (Published by DCLG)</i>
<i>PPS (No.)</i>	<i>Planning Policy Statement (Published by DCLG)</i>
<i>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN1L	Protecting Tree And Hedgerow Cover
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN25	Noise And Other Pollution
BFBLP	EN22	Designing For Accessibility
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	PH11	The Staff College Bracknell
BFBCS	CS7	Design
BFBCS	CS8	Recreation and Culture
BFBCS	CS10	Sustainable Resources
BFBCS	CS12	Renewable Energy
BFBCS	CS23	Transport

3 CONSULTATIONS

(Comments may be abbreviated)

Crime Prevention Design Advisor

Pleased to see Design and Access Statement (DAS) includes section on safety and crime impact.

Offers detailed comments to minimise the crime risk to premises from damage, burglary and arson.

[Officer comment: *these have been relayed to the applicant and a number of changes made as a result*]

Bracknell Town Council

Observations;

The floodlit rugby pitch should remain as per the original plans. Consideration should be given to the residents' concerns about the placing of the Teenage Meeting Shelter so as not to cause any disturbance to local residents.

[Officer comment: *the teenage shelter has been located further from proposed dwellings in amended plans*].

The Environment Agency

Holding objection raised pending receipt of FRA

Transportation Officer

Comments incorporated in main report.

Parks and Countryside Officer

The distribution of the two types of street furniture is appropriate, with a continuation of the more 'rural' seat and bin design in the open space areas, and a more 'urban' designer seat and bin in closer proximity to the building and its setting.

Planting proposals generally look suitable. Tree planting uses an interesting range of species.

The proposed MUGA (multi-use games area) is smaller than the s299A requires for the teenage kickabout area [Officer comment: *this has been addressed in amended plans*].

The proposed surface of the MUGA consists of open graded macadam with an acrylic paint surface. Consideration should be given to a polymeric surface.

Waste & Recycling Manager

The recycling centre location is ideal for access for the collection vehicle and also ideal for residents use as there is parking available in the community centre car park.

When lifting the containers out of the ground the vehicle does put down stabiliser pads so a suitable surface needs to be used and the sub strata needs to be of sufficient strength to support this.

The lifting mechanism on the containers needs to be a twin hook lifting system on containers that are 3m3, this will ensure the Council's contractor is able to service the containers once they are installed.

[Officer comment: *conditions are recommended to be imposed to address these matters*]

Environmental Health and Safety

The main consideration is noise emissions from the centre. A condition could be imposed to address this matter.

[Officer comment: *conditions are included in the Recommendation*].

Biodiversity Officer

Floodlighting proposals should be designed to minimise impact on wildlife. In terms of wildlife, the proposed location is preferable to the rugby pitch.

Lighting Officer

More information on lighting information should be provided for the MUGA and for the car park bollard luminaires.

[Officer comment: *satisfactory details have now been provided*]

4 REPRESENTATIONS

Twenty representations have been received, 18 of them objecting to the application for reasons which may be summarised as follows:-

- the design of the building is not in keeping with its surroundings
- would lead to increased traffic on the estate including along Gibson Drive and Nicholson Park which will be unneighbourly
- more visitor parking should be provided
- parking for community centre will be used as overflow parking for estate displacing parking associated with it
- concern over abuse of car park by joy riders
- updated facilities welcomed but objection to loss of squash courts
- proposed facility not fit for purpose – not enough space for more than one adult football team
- would the surface of the MUGA be acceptable for all sports?
- the site is not well overlooked and the mixed use and teenage shelter could lead to anti-social behaviour. The car park could be more easily controlled if it could be locked. [Officer comment: *issues of security and crime prevention have been carefully considered and the comments of the Police Crime Prevention Design Advisor incorporated into the proposal*].
- use of recycling facility at unreasonable times could disturb local residents
- loss of Ramslade House will take away last piece of history of RAF Staff College - the impact on it of approving this application should be considered. [Officer comment: *as stated in the Conclusion, this concern is understood but it is not considered to be a reason to refuse the present application*].
- Ramslade House should be used rather than taking up more green space
- money spent on public art should have been spent on Ramslade House
- understood that Ramslade House would be renovated and refurbished to provide community facilities. This would be preferable to the new building in design terms
- the more remote location of new building would cause security issues – Ramslade House enjoys better natural surveillance
- plans for refurbishment of Ramslade House showed several rooms/spaces – more usable than the proposed building. The internal layout of the proposed community facility building is less satisfactory than the use of Ramslade House

- no information has been made public on the costs of refurbishing Ramslade House. These should be the subject of an independent evaluation. [Officer comment: *costings have been provided to officers which are the basis of the comments in the report*].
- Ramslade House has a permitted D1 use which could impact on the living conditions of residents. Any permission should ensure that only one of the permitted schemes is implemented and/or that provision is made for the impacts of the use to be mitigated. [Officer comment: *in approving the re-use of Ramslade House for community purposes in 2006 it was accepted that a D1 (non-residential institution) use was acceptable in this location. Seeking financial contributions associated with such use is not recommended as it would make the retention of Ramslade House less likely*].

A letter has been received from the Ranelagh School governing body objecting to the planning application for reasons which may be summarised as follows:-

- The school questions the adequacy of the changing facilities and sports pavilion. In particular the meeting room/office is now provided in the community building (which could cause operational problems) and there is a reduction in the number of external toilets which would be useful for school/team use (when changing rooms locked) and to users of the open space, e.g. dog walkers. There is no large space in the pavilion for team refreshments, as previously provided. [Officer comment: *the proposed facilities meet the specifications for accommodation set out in the legal agreement*].

The other two respondents whilst raising questions and comments did not specifically object to the application.

5 OFFICER REPORT

This application is reported to committee as more than 3 objections have been received.

i) PROPOSAL

Full planning permission is sought for the erection of a community centre/pavilion building, a floodlit multi-use games area (MUGA), the re-provision of two tennis courts, the formation of a 57 space car park and recycling centre, a play area (locally equipped area of play - LEAP) and amenity space with associated paths and landscaping and vehicular access from Gibson Drive via Nicholson Park following demolition of squash courts building.

The community centre/pavilion is a single-storey, brick-built building with an asymmetric, pitched tiled roof (maximum ridge height 6.6m) and a floorspace of 478 sq m. The community centre part of the building has a meeting hall, meeting room and kitchen with associated stores and WCs. It has a kitchen and a disabled WC with external doors to serve events outside the building.

The pavilion part of the building accommodates 4no. changing room with showers and WCs and stores. An internal door links the two parts of the building. The building has a fenced garden to the north with paved areas on the other sides.

A MUGA is proposed to the west with 3m high ballstop fencing. This is a hard-surfaced space which can be used for football and basketball. It is proposed to be lit with 4no. floodlights (one in each corner) on 8m tall columns. This floodlighting is proposed in place of floodlighting for the rugby pitch. A teenage shelter is proposed to the south of the MUGA and a LEAP to the north. Details of the play equipment to be provided on

the LEAP, which will cater from toddlers to children about age 14, will be approved separately pursuant to the legal agreement.

A 57 space car park is proposed to the east of the building with 4no. disabled spaces close to the entrance and spaces for minibuses. It will be lit with lights on 5m tall columns. A recycling centre with underground containers is proposed on the east side of the car park.

The existing squash court building on the site - a square brick-built building with a flat roof - is proposed to be demolished but two existing tennis courts will be reprovided with 3m high chainlink fencing surrounds.

The application provides for vehicular access from the north towards Broad Lane via Nicholson Park and Gibson Drive. Paths with benches and bins are proposed to link the site to housing areas to the north and east and to open space/pitches to the south and west.

Hard and soft Landscaping details are provided with tree and shrub planting around the proposed building and the car park

This planning application was accompanied by an application to modify certain of the recreational/sports and recycling facilities obligations in the planning agreement associate with outline planning permission 03/00567/OUT. This is dealt with in a separate report to this committee.

ii) SITE

The 1.35 ha site lies on the east side of The Parks development, to the south-east of Ramslade House. Newly constructed housing at Typhoon Close lies to the north. Land to the east at Nicholson Park has not yet been built but will accommodate houses and three-storey flats. Sports pitches and open space, which is in the process of being laid out, lies to the south and west. The site is generally flat and contains a number of mature trees together with the squash and tennis courts referred to above.

iii) BACKGROUND

The Staff College site was vacated by the MoD in 2001. Outline planning permission for its redevelopment was granted in 2003 and it was subsequently sold to English Partnerships (part of the Homes and Communities Agency – HCA) whose development partners, Taylor Wimpey, are building on the site.

Guidance on the development of the Staff College site is contained in The Staff College Planning and Design Brief which was approved in October 2002 following public consultation.

Outline planning permission for the redevelopment of the former Staff College site for 730 dwellings, open space and associated facilities was granted in December 2003 following the completion of a legal agreement (Section 299A agreement). Amongst other things the agreement secures the provision of a 'community facility' and a sports pavilion.

The agreement contains a schedule setting out the facilities to be provided by the community facility and secures a sum of £345,000 (index linked) towards it from the developer. The agreement gives two options for the provision of this community facility (at the choice of the Owner): either

- 1) as part of Ramslade House, or
- 2) as a new build.

The pavilion is to be located adjacent to the sports pitches and a specification for the accommodation to be provided is again set out in the agreement. A sum of £350,000 (index linked) towards it from the developer is secured by the agreement.

Both the community facility and the pavilion are to be provided by 500th dwelling occupation on the site. To date some 380 dwellings have been occupied.

When the developer submitted the application for the approval of reserved matters for housing on the site (ref 06/00567/REM) it showed Ramslade House being converted, with an extension, to provide the community facility. The reserved matters application including these details was approved in September 2006. A reserved matters application for a free-standing pavilion was approved in 2007 (ref: 07/00172/REM).

Building on the Staff College site commenced in 2007. In 2008 an application was submitted to increase the number of dwellings to be built on the site from 730 to 1120. This application was refused and the subsequent appeal dismissed in 2009.

Following the dismissal of the appeal Taylor Wimpey costed the conversion of Ramslade House to provide the community facility. This exceeded £1m and the Council is not in a position to fund the difference between this amount and the £345,000 (indexed) secured by the legal agreement.

Accordingly providing the community facility and the pavilion together, in a new building located on the site of existing squash courts, has been explored with the developer. In this way by:-

- combining the sums of money secured by the legal agreement, and
 - making savings by providing only one recycling centre (rather than two) and demolishing rather than refurbishing the squash courts, and
 - drawing on s106 monies from recent developments in the vicinity of the site
- it appears that a community building/pavilion meeting the specifications contained in the legal agreement can be funded.

iv) PLANNING CONSIDERATIONS

(1) Principle of the development

It is considered that the development proposed is acceptable in principle taking account of outline planning permission 03/00567/OUT (and the associated legal agreement and master plan/design statement) and the details approved under reserved matters approval 06/00573/REM.

(2) Transport considerations

The site is located off Nicholson Park. Access to the parking area for the proposed community facilities/pavilion has previously been approved and will provide acceptable pedestrian and vehicular visibility.

The application proposes to provide a combined community centre/pavilion. Previous applications have considered separate facilities with the community centre being located within Ramslade House and the pavilion building to accommodate sports related facilities and changing rooms being provided in a similar location to the

proposed community centre/pavilion building off Nicholson Park. The part of the facility that will be used as a community centre will be occupied at different peak times to the sports facility, and as pedestrian use by local residents is anticipated, the parking for the development is considered to be acceptable.

Parking for disabled people is provided and the scheme makes provision for the parking of minibuses. The Highway Officer notes that provision for the parking of coaches has not been considered. No specific provision was made under the scheme approved in 2006. A 6m wide route through the Staff College site suitable for use by buses has been provided in accordance with the s299a agreement, however, and this could be used for dropping off if necessary.

Concern has been expressed over the possible abuse of the car park by joy riders. It is not possible to design out all possible future difficulties but the Police Crime Prevention Design Advisor does note that the surface area is broken up (by planting) to deter 'vehicle displays'.

(3) Impact on character and appearance of the area

The layout proposed is broadly similar to that approved under the reserved matters application in 2006 in terms of the location of the pavilion, MUGA, tennis courts, LEAP, car parking and road access. The main changes are the existing squash courts being replaced by the community facilities building and the recycling facility being relocated from south of Typhoon Close to west of the flats at Nicholson Park. There have been some consequential changes to the details of the landscaping in the light of this. Overall, however, it is considered that these changes are acceptable and in line with the objectives of the Planning and Design Brief and the master plan/design statement.

The proposed community facility/pavilion building takes design cues from the surrounding housing development with its asymmetric roof design. The design of the building is simple and to avoid it appearing too utilitarian the choice of materials will be important. As submitted, contrasting buff (yellow) bricks are proposed for the walls with a terracotta tiled roof and wooden panels on the north elevation. It is considered that the tile proposed is acceptable but that using a red-multi brick (used elsewhere on the development) would lift the appearance of the building. Such a brick has been used successfully in the newly built community building at Jennett's Park. It is therefore recommended that a condition is imposed regarding materials to secure this finish.

The development will involve the loss of some trees, including dead and dying trees on the northern part of the application site, but the proposed replacement planting is considered to be satisfactory in replacing these and enhancing tree cover overall.

Planting proposed includes tree and hedge planting within the car park and tree planting to the east of the tennis courts. A band of shrub and 'woodland planting mix' is proposed to the north of the tennis courts, community centre building and MUGA, together with individual trees to the south of Typhoon Close. Together with proposed planting to the west of the MUGA this planting will soften and filter views of the proposed facilities from the housing areas to the north and east.

(4) Effect on the amenity of neighbouring residential property

Community facilities/pavilion building

The building lies over 55m from the nearest dwellings to the north and east. Given this separation it will have no detrimental impact in terms of loss of sunlight/daylight or

overbearing effect. An Environmental Noise Assessment report has been submitted with the application. On the basis of this the Environmental Health Officer considers that noise levels are capable of being managed on site and raises no objection subject to conditions which are included in the Recommendation.

Traffic

The amount of car parking proposed is as per the 2006 reserved matters approval but the car park is likely to be busier as it will serve the community facility as well as the pavilion and open space. It is not considered, however, that any increase in traffic flows on the roads serving the car park will have an unacceptably harmful effect on the living conditions of existing or future residents.

LEAP, MUGA and tennis courts

These are proposed in broadly the same locations as the 2006 approval and it is not considered that their use would have an unacceptable impact on the living conditions existing or future residents.

Lighting

The current application proposes the floodlighting of the MUGA with 4no. 400W floodlights on 8m tall columns. It has not yet been established how this facility will be operated and managed but one model would be for the lighting to be switched on from dusk to 10.00pm as at Birch Hill. This will have an impact on the outlook from properties in Typhoon Close and Nicholson Park.

The nearest dwellings are about 60m from the floodlights and a degree of screening is provided by existing and proposed vegetation. Overall it is considered that this relationship will be acceptable provided that the lighting is switched off no later than 10pm. An appropriate condition is contained in the Recommendation. In considering this matter it should be noted that the floodlighting of the rugby pitch secured by the legal agreement (but now proposed to be varied) would have involved taller, more powerful lighting which would have been sited closer to dwellings (the flats at Nicholson Park) with little or no scope for screening.

The car park will be lit by 45W lights on 5m tall columns. It is not considered that this will have an unacceptable impact on the living conditions of the occupiers of flats and houses nearby.

Teenage shelter

The application includes the provision of a 'teenage shelter' – a covered semi-circular bench – on the south side of the MUGA. Concerns have been raised that this will encourage anti-social behaviour and vandalism. The shelter has been carefully sited so that it is not too close to existing or proposed dwellings or in a location where its use might make users of nearby facilities/footpaths uncomfortable. It is noted that no objection to it was raised by the Police Crime Prevention Design Advisor. It is considered that this element of the application is acceptable and adds positively to the range of facilities available to existing and future occupiers of The Parks.

Recycling facility

It is proposed to re-locate this from the south side of the Typhoon Close, north of the proposed LEAP, to the car park to the west of the proposed flats at Nicholson Park.

The facility will be a minimum of about 8m from the nearest flats but at a lower level with a retaining wall in between (It will be noted that there is an outstanding application to amend certain details of these flats. The proposed relationship between the recycling facility and the proposed flats is considered acceptable in relation to both the flats as currently approved and as proposed to be amended). The recycling tanks are underground which means that less noise will result from their use than the traditional recycling containers. No objection is raised by the Environmental Health Officer. Overall it is not considered that this relationship will be unneighbourly.

(5) Acceptability of facilities

Concerns have been raised about whether both the community facility and the pavilion are 'fit for purpose'. In this regard it will be noted that both elements of the building meet the specifications for accommodation set out in the legal agreement.

It has been suggested that the remote location of new building will cause security issues. It is considered, however, that the building will be close enough to existing/proposed dwellings to enjoy some natural surveillance without being so close as to lead to unacceptable levels of noise and disturbance. It is also in an accessible location well served by footpaths, cycleways and car-parking.

An objection is raised to the loss of the two existing squash courts. As there is spare capacity at most times at the squash courts at Bracknell Leisure Centre nearby, it is not considered that retention and refurbishment of the 2 squash courts at The Parks is necessary. Sport England raises no objection to their loss. As noted above the savings arising from not retaining and refurbishing the squash courts help make the funding of the proposed community facility/pavilion building achievable.

It has been queried whether the surface of the MUGA is acceptable for all sports. The most appropriate form of hard surface within the budget available is still under discussion and it is recommended that a condition be imposed.

(6) Ramslade House

Ramslade House is a building with accommodation on 3 floors plus a basement dating from the C19th. It is not 'listed' and is not considered worthy of listing. It was extended in the post-war period when the site was used by the RAF. The extensions have since been removed.

It has not been occupied since the site was vacated by the MoD in about 2000. Whilst the developer has put measures in place to limit damage from vandalism the fabric of the building has deteriorated since it was vacated.

As outlined in (iii) above, the s229A legal agreement gave two options for the provision of a community facility - either as part of Ramslade House, or as a new build - and the 2006 reserved matters approval showed Ramslade House being converted, with an extension, to provide the community facility. In the light of the current financial position the new build option, the subject of this application, is being pursued.

This leaves a question over the future of Ramslade House and this is a matter of concern to many of those who have objected to the application given its age and its links with the former use of the site as the RAF Staff College.

In this regard it is not considered that the fact that this application does not show the conversion of Ramslade House to provide the community facility is a sufficient reason

to refuse this planning application since the agreement does allow for the community facility to be provided in a new building. Any works to Ramslade House other than those approved under the 2006 reserved matters approval (to convert it, with an extension, for community use) will require planning permission. If the developer were to seek to demolish it then, following recent changes, under Part 31 of the General Development Procedure Order it would be required to apply to the local authority for a determination as to whether prior approval is needed for the method of demolition/restoration.

One objection states that money spent on public art should have been spent on Ramslade House. It is noted that the public art recently installed at the entrance to The Parks development was required by a condition imposed on the outline planning permission for the development.

(7) Access implications

Level access is afforded to the entrances to the proposed building which has disabled changing and WC facilities. Disabled spaces are proposed in the car park, close to the entrance to the community building. Overall the provision for disabled people is considered to be acceptable.

(8) Sustainability Statement and Energy Demand Assessment

CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards. In the absence of a Sustainability Statement it is recommended that conditions should be imposed.

CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. No Energy Demand Assessment has been submitted so it is recommended that a condition be imposed.

There are various options available that would achieve the requirements of policy CS12. However the pitch of the roof and the orientation of the building may lend itself to the use of Solar Photovoltaic Cells and therefore this should be investigated as a possible option.

(9) Bio-diversity

Lighting can negatively impact wildlife by creating a barrier to movement, becoming an artificial draw to insects and is best located within the more formal areas of the public open space adjacent to the pavilion. The Staff College site is particularly important for bat roosts and their foraging as established by previous survey work and mitigated for by the creation of bat houses, creation of new habitats and the retention of key foraging areas. This application proposes to light the MUGA area as opposed to the rugby pitches. This avoids lighting key foraging areas which are used by bats along the woodland edge in the south of the open space and near other habitats such as long grass areas which also provide valuable habitat for biodiversity. Overall, in terms of wildlife, the proposed location is preferable to the rugby pitch.

Further information about lighting has been provided and the Council's Biodiversity Officer has confirmed that she has no objection to the lighting proposed for the MUGA and the car park.

(10) Compliance with s299a legal agreement

This application supports the following 2 obligations in the s299A agreement: Clause 7.7 which requires the provision of a sports pavilion, and clause 8 which requires the provision of a social and community facility. The proposed building is considered to meet the specifications for accommodation associated with these facilities contained in the agreement.

As mentioned above a proposed modification of the s299a agreement has also been submitted. This is considered in more detail in a separate report appearing on this agenda. In summary the amendment seeks to:-

A) amend the list of recreational/sports facilities (Clauses 7.5.1-7.5.8) to delete:

1. 2 squash courts (clause 7.5.4)
2. an area incorporating teenage play equipment (clause 7.5.7)
3. floodlighting to be provided with the rugby pitch (clause 7.5.2)

The informal kickabout area (clause 7.5.8) is to be changed to a Multi-Use Games Area (MUGA), and the MUGA is to be provided with floodlighting and basketball hoops and fencing with an associated teenage shelter.

B) amend the provision for two recycling centres within the site (clause 10.1) by:

1. deleting the recycling centre intended for Phase 2 of the development (on the west of the development) and
2. having 1 underground waste recycling centre (to be located next to the community centre/sports pavilion car park).

The proposed modification of the s299a agreement would bring it into line with the proposals in this planning application. It would also be equally effective in providing sports and community facilities for the residents of The Parks.

(11) Flooding issues

The Environment Agency has made a holding objection as the application site is greater than one hectare in area and no Flood Risk Assessment (FRA) has yet been submitted. It is anticipated that this objection will be withdrawn once a FRA has been submitted as flooding matters were thoroughly investigated in relation to the outline planning application for the overall development and surface water balancing ponds have been constructed. To address this matter it is recommended that the application be delegated to the Head of Development Management to approve subject to the submission of a Flood Risk Assessment and confirmation that the Environment Agency raises no objection.

v) CONCLUSION

The proposed development comprises an amendment to the details approved under reserved matters application 06/00573/REM in 2006. The main changes are the provision of a new community facilities building, alteration to the kickabout area to form a floodlit MUGA with a teenage shelter and relocation of the recycling facility.

These changes, with the associated variation to the legal agreement which is considered in a separate report on this agenda, are considered to be acceptable.

A number of objections have been received which are addressed in the report. Most express concern about the future of Ramslade House. This concern is understood but

it is not considered to be a reason to refuse the present application as the legal agreement associated with the development of the Staff College site allows for community facilities to be provided in a new building, as is now proposed, and the application is considered to be acceptable in all other respects.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:
 - 10/017/010A – site plan
 - 10/017/012 – community facility/pavilion building – floorplans
 - 10/017/013A – community facility/pavilion building – elevations
 - CSa/1196/113 Rev A – site plan
 - CSa/1196/114 Rev B – hardworks proposals
 - CSa/1196/115 Rev A – planting proposals
 - CSa/1488/120A, 121A and 122B – tree pit details
 - Outdoor Lighting Report (MMA Lighting Consultancy) Ref: MMA12324(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the community facilities/pavilion building 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]
04. 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]

05. The floodlighting of the multi use games area (MUGA) hereby permitted shall not be illuminated after 22.00 hours or before 12.00 hours (noon) on any day.
REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN25]
06. No development shall take place until details of the materials to be used in the surfacing of the MUGA 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 order to ensure a satisfactory form of development in relation to the recreational needs of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
07. The community facilities/pavilion building hereby approved shall not be occupied or brought into use until car parking has been provided in accordance with the approved drawing.
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, CSDPD CS23]
08. The community facilities/pavilion building shall not be occupied or brought into use until means of access for pedestrians and cyclists have been constructed in accordance with the approved plans.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP M6, CSDPD CS23]
09. 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 unless the Local Planning Authority gives prior written consent to any variation.
REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]
10. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been

constructed to meet a minimum standard of "Very Good" or "Excellent" BREEAM rating.

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

[Relevant Policy: CSDPD CS10]

11. 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% unless otherwise agreed in writing by the Local Planning Authority). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
12. No development shall take place until details of the recycling facility, including the lifting mechanism on the containers and construction of the adjoining highway (to demonstrate that it can support the collection vehicle), 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: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.
[Relevant Policies: BWLP WLP6]
13. The level of noise emitted from plant/machinery/operations on the community centre/pavilion premises shall not exceed 41 dB(A) LAeq,t as measured at No. 11 Typhoon Close between the hours of 20.00 and 07:00 on Monday to Fridays and 21:00 and 07:00 on Saturdays and at any other time including Sundays and public holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
14. Amplified or other music shall not be played in the premises during the following times, 00:00 (mid-night)-09:00 unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
15. The development hereby permitted shall not be begun until details of air ventilation systems have been submitted to and approved in writing by the Local Planning Authority. The noise level shall not cause the existing background level (as at the date of this permission) to increase whilst in operation. The new air ventilation system shall be installed and operated in accordance with the approved scheme.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
16. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent

revision. The development shall be carried out in accordance with the approved drawings.

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]

17. The protective fencing and other protection measures specified by condition 16 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

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]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

- EN1 – which seeks to protect tree and hedgerow cover
- EN2 – which seeks to supplement tree and hedgerow cover.
- EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area
- EN22 – which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities
- EN25 – which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.
- M9 – which seeks satisfactory parking provision for vehicles and cycles
- PH1.1 – The Staff College, Bracknell

Core Strategy Development Plan Document:

- CS7 – which seeks to ensure that developments are of high quality design
- CS8 – which seeks to retain, improve and maintain existing recreational facilities and provide and maintain new recreational facilities.
- CS10 – which requires development proposals to be accompanied by a Sustainability

Statement

- CS12 – which requires development proposals to be accompanied by an Energy Demand Assessment
- CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

Berkshire Waste Local Plan

- WLP6

The Staff College Planning and Design Brief (approved in October 2002)

Section 299A agreement associated with outline planning permission 03/00567/OUT

Staff College Masterplan/written statement approved pursuant to conditions 23, 25 and 26 of outline planning permission 03/00567/OUT

Account has been taken of the draft National Planning Policy Framework

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

Third party representations were received on grounds that:-

- the design of the building is not in keeping with its surroundings
- would lead to increased traffic on the estate including along Gibson Drive and Nicholson Park will be unneighbourly
- more visitor parking should be provided
- parking for community centre will be used as overflow parking for estate displacing parking associated with it
- concern over abuse of car park by joy riders
- updated facilities welcomed but objection to loss of squash courts
- proposed facility not fit for purpose – not enough space for more than one adult football team
- would the surface of the MUGA be acceptable for all sports?
- the site is not well overlooked and the mixed use and teenage shelter could lead to anti-social behaviour. The car park could be more easily controlled if it could be locked.
- use of recycling facility at unreasonable times could disturb local residents
- loss of Ramslade House will take away last piece of history of RAF Staff College - the impact on it of approving this application should be considered.
- Ramslade House should be used rather than taking up more green space
- money spent on public art should have been spent on Ramslade House
- understood that Ramslade House would be renovated and refurbished to provide community facilities. This would be preferable to the new building in design terms
- the more remote location of new building would cause security issues – Ramslade House enjoys better natural surveillance
- plans for refurbishment of Ramslade House showed several rooms/spaces – more usable than the proposed building. The internal layout of the proposed community facility building is less satisfactory than the use of Ramslade House
- no information has been made public on the costs of refurbishing Ramslade House. These should be the subject of an independent evaluation.
- Ramslade House has a permitted D1 use which could impact on the living conditions of residents. Any permission should ensure that only one of the permitted schemes is implemented and/or that provision is made for the impacts of the use to be mitigated.

- The adequacy of the changing facilities and sports pavilion is questioned.

These comments have been taken into consideration, however it is considered that the proposal would not result in a form of development out of keeping with the character and appearance of the area; it would be designed and sited so as to avoid an adverse impact upon the residential amenities of neighbouring properties (including from anti-social behaviour) and sport and leisure provision. The proposal would have an acceptable level of parking provision, and would not result in any highway safety implications. The proposal itself would not directly impact on Ramslade House the future use/development of which would require separate planning approval.

The proposal is considered to be acceptable in relation to impact upon the character of the area, neighbouring properties and highway safety. It will provide appropriate facilities for the wider Parks development. The application is therefore approved.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk