

ITEM NO: 10Application No.
11/00558/FUL

Site Address:

Ward:
Harmans WaterDate Registered:
10 August 2011Target Decision Date:
9 November 2011**Land At Former RAF Staff College Site Broad Lane
Bracknell Berkshire**

Proposal:

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.

Applicant:

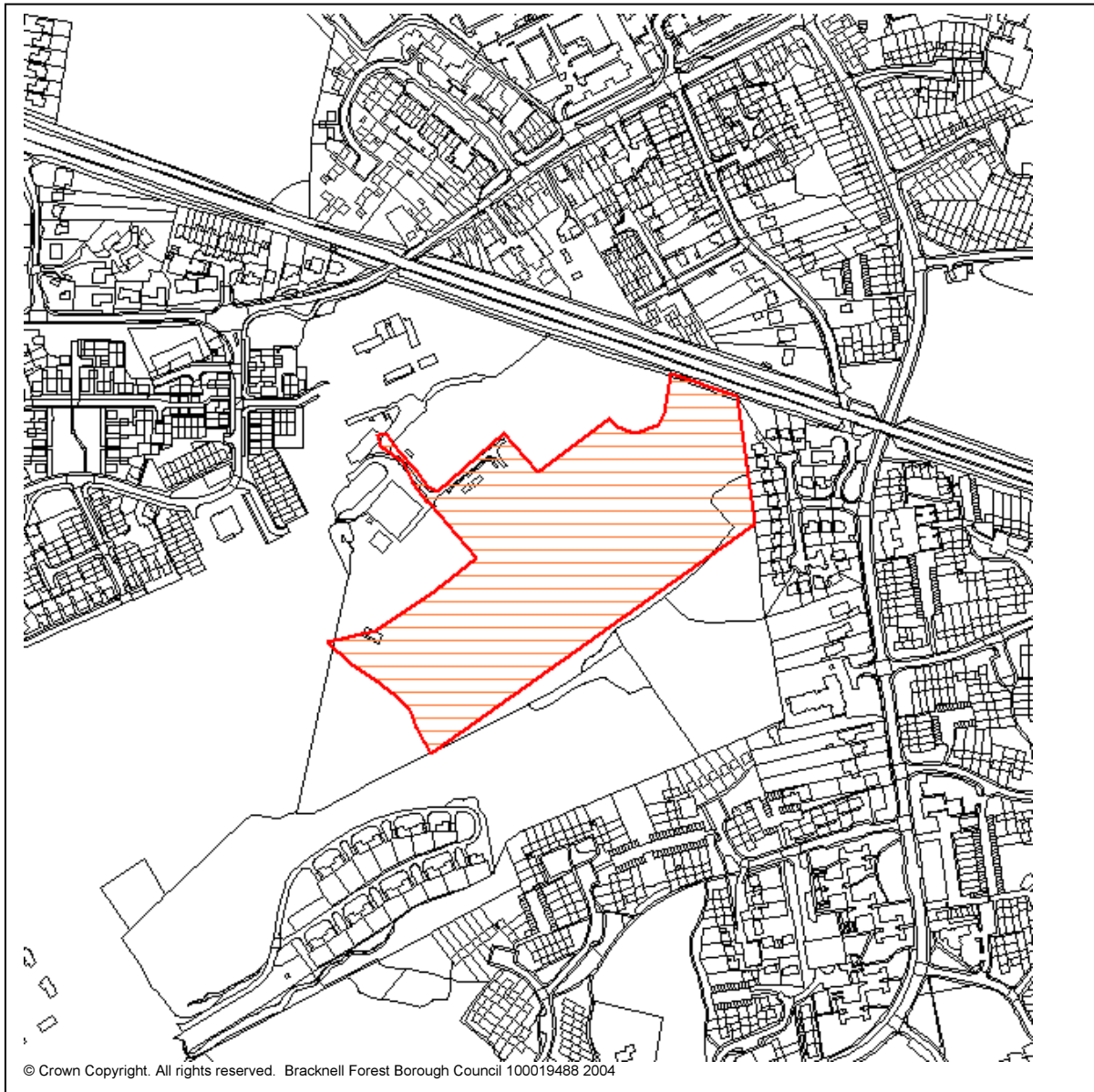
Taylor Wimpey West London

Agent:

(There is no agent for this application)

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

11/00416/FUL

Validation Date: 15.06.2011

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.

(No Decision – Application Currently Under Consideration)

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

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>
<i>SEP</i>	<i>South East Plan</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN22	Designing For Accessibility
BFBLP	H14	Accessible Housing
BFBLP	M4L	Highway Measures New Development
BFBLP	M6	Cycling And Walking
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	R4	Provision Of Open Space Of Public Value
BFBLP	PH11	The Staff College Bracknell
BFBLP	EN3L	Nature Conservation
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS2	Locational Principles
BFBCS	CS6	Limiting the Impact of Development
BFBCS	CS7	Design
BFBCS	CS8	Recreation and Culture
BFBCS	CS10	Sustainable Resources
BFBCS	CS12	Renewable Energy
BFBCS	CS14	Thames Basin Heaths Special Protection Area

BFBCS	CS23	Transport
BFBCS	CS24	Transport and New Development
SEP	CC6	Sustainable Communities and Character of Environment
SEP	CC7	Infrastructure and Implementation
SEP	NRM6	Thames Basin Heaths

3 CONSULTATIONS

(Comments may be abbreviated)

Bracknell Town Council

Observations,
Bracknell Town Council has concerns about changes to an approved plan at this stage of the building works and has concerns regarding ramped access to the bin storage area. [Officer comment: *the submitted drawings have been amended to address concerns re access to bin storage*].

Transportation Officer

No objection subject to conditions.

Waste & Recycling Manager

Concerns re arrangements for bin collection given ramped access. [Officer comment: *these have been addressed in amended drawings*]

Parks and Countryside Officer

Detailed comments provided on planting proposals which have been relayed to applicant and addressed in amended drawings.

The sports pitches are shown to the south east of the flats, on a regraded plateau forming part of the active open space provision for the development. The proposed contours create a large prepared and grassed area, marked up on drawings as two football pitches.

Once this plateau has been provided, there is potential to vary the pitch markings according to local demand, so that, for example, one pitch could be for rugby and one for football. This flexibility will help to future proof the pitch provision, and could extend to marking out one larger pitch across the plateau, or equally could provide for two junior soccer pitches plus a senior pitch.

This is advantageous in terms of managing the grass pitches, and reacting to changing demands over time. It is the provision of the overall levelled and prepared grass area that is important, rather than the specific pitch markings shown on the plans, as these are relatively short lived white lines on grass.

4 REPRESENTATIONS

Ranelagh School objects on the basis that the proposed sports pitches would be of an inadequate size, particularly for rugby. It states that it has had a long held expectation,

with the support of BFBC, that the sports pitches would supplement its own reduced pitch availability.

5 OFFICER REPORT

This application is reported to committee at the request of Councillors Turrell, Kensall and Mrs Pile

i) PROPOSAL

This is a Section 73 application to allow amendments to the design of 30 no. three-storey flats and associated landscaping, parking and bin storage details in phase 5 of The Parks development and to the site levels of the open space to the south, without compliance with condition 01 of reserved matters approval 06/00573/REM.

The drawings approved under 06/00573/REM show 30 no. two bedroom flats in a 3 storey building with a U-shaped plan with 38no. car parking spaces in a semi-basement at lower ground level accessed by a ramped access at 1:7. The flats surround a landscaped courtyard containing bin and cycle stores and 4 no. parking spaces (2 for disabled use). Steps and ramps provide access to the entrance to the flats. Three further freestanding disabled spaces are shown to the north-east of the flats.

Drawings also show changes to the proposed levels associated with the formation of sports pitches to the south of the flats. The present application proposes to raise these.

The proposed design takes advantage of the proposed raising of the level of the pitches to the south by raising the level of the semi-basement car park so that the ramp to it is more gentle (1:25). The change in levels means that the bin and cycle stores can be moved out of the courtyard and located under flats flanking the courtyard with the two northernmost buildings having flats at ground floor level. The result, looking at the flats as a whole, is that they are on four levels but, as with the existing design, no block or building has more than 3 storeys of accommodation in it.

The proposal to raise the levels of the pitches means that material generated by the wider development can be reused on-site and does not have to be disposed of off-site. This has environmental benefits as it avoids heavy lorry movements on the local highway network. It also allows for the creation of a larger usable sports pitch area compared with the approved scheme.

ii) SITE

The application site covers land on the eastern side of the wider former Staff College site. The flats are proposed on a part of the site which was once occupied by a swimming pool which was built over for a car park before the RAF left the site. The approved drawings show housing immediately to the north which has not been started. An area containing car parking for the open space and tennis courts lies to the west. This is the subject of reports elsewhere on this agenda.

The area for pitches included in the application is bounded to the west by the cricket field, to the south and east by retained woodland and to the north-east by balancing ponds with the Reading to Waterloo railway beyond on an embankment. It was used as playing fields when the site was occupied by the RAF.

iii) 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

Visibility Splays and access:

The site is located off the southern end of Nicholson Park on Phase 5 of the Staff College development. Vehicular and pedestrian access to the site will be similar to the consented application 06/00573/REM and visibility will therefore be acceptable. The gradient of the ramp to the lower ground floor will be less than that approved for the consented scheme and will be acceptable.

Parking Requirements:

The application proposes to provide 30 x 2 bedroom flats which would require 60 parking spaces to be provided to comply with Bracknell Forest Borough Parking Standards (July 2007). However the consented application provided 45 parking spaces for the 30 flats and as the current application proposes the same number of parking spaces (including disabled spaces) the application will be acceptable on this occasion.

To accord with current standards the proposed development should provide 60 cycle parking stands. The approved drawings show 24 covered cycle parking spaces. The application increases the number to 30. This is considered to be acceptable. Additional cycle parking outside the main entrance doors to the flats for the use of visitors is now also shown.

Vehicle Movements / per day:

No additional vehicle movements/day over and above current approvals.

Vehicular and pedestrian access to the flats and the vehicle and cycle parking proposed is considered to be acceptable.

(3) Impact on character and appearance of the area

The flats

The detailed design of the flats, including the profile of some of the roofs, has been changed but the architecture remains in keeping with other buildings on the wider development.

The proposed amendments sought will result in the southern parts of the flats, those lying closest to the open space, being taller in relation to existing ground levels than the approved flats. This is considered to be acceptable in design terms. The flats enjoy a spacious setting with open space on three sides, and fairly generous spacing to the housing to the north, and it is not considered that the changes sought will result in a development that appears unacceptably bulky or overbearing. The flats will provide

natural surveillance over the adjoining open space areas and the proposed car parking to the west.

The changes proposed will result in a higher degree of visual enclosure in the courtyard part of the flats. This in itself is not considered to be unacceptable given the physical separation of the two 'wings' of the flats (these are 37m apart) and the improvement in the layout of the courtyard arising from the removal of bin/cycle storage and a reduction in the amount of space taken up with steps and ramps.

Tree, shrub and hedge planting is proposed in the courtyard to the flats with benches. This is considered to be acceptable.

Overall it is considered that the level changes proposed, and associated design changes, will increase the visual interest of the flats and make for a more attractive development than that currently approved.

The pitches

The wider Staff College site falls from its highest point in the north-west corner on Broad Lane with the lowest ground in the centre and east of the site. The reserved matters approval provides for regrading across the site with the most significant changes on the east of the site where the surface water balancing ponds are situated and the main playing field area is located.

A revised contour scheme for the open space has been included as part of the application. This provides for additional fill material to be accommodated on site whilst maintaining the general landform of the former parkland but with the benefit of creating a larger, more gently sloping sports pitch plateau which is large enough to support a series of pitches. Longitudinal falls remain at approximately 1:100 whilst the cross-falls have been relaxed to approximately 1:200 which allows for the flexibility of pitches to be orientated in an east-west direction. The highest point of the revised scheme remains at 81.5m AOD to tie in with the existing woodland to the south, gradually sloping north-eastwards down the flats to a level of 79.700m AOD, resulting in the general increase in material in the centre of the sports pitch plateau being approximately 1m above that of the approved contour levels.

The usability of the area for pitches approved under reserved matters application 06/00573/REM was the subject of debate at the appeal inquiry held in 2009 into the refusal of the outline planning application to increase the number of dwellings on the Staff College site from 730 to 1150. In his decision letter the Inspector stated that the approved details show a playing area of some 100m by 85m at the eastern end of the site. It appeared to him that the pitches that this area could accommodate would be youth (under-16) sized facilities. By extending the raised land to the north and east the current proposals show a plateau with dimensions of 112m x 96m. This represents an increase in playing field area over the current approval of 26%.

In its objection Ranelagh School, which has an interest in using playing fields at The Parks to supplement its own pitches, expresses concern at the size of the playing field area. As outlined above the proposal increases the size over that currently approved. In response to the objection, however, the applicant has amended the proposed footpath network to remove a proposed path running across the northern margin of the pitch area which should provide further flexibility in the layout of pitches.

The proposed changes are considered to be acceptable in terms of the appearance of the site and views across it and the usability of the sports pitch area.

(4) Effect on the amenity of neighbouring residential property

The closest proposed house lies about 13.5m to the north of the proposed flats. With the levels changes proposed the southern elements of the flats will be taller relative to this property than as currently approved. The northern parts of the flats closest to this house and others at Nicholson Park and Mills Chase will, however, be no taller and the relationship in terms of possible loss of sunlight/daylight and privacy, and possible visually overbearing effect, will not be materially different.

It is not considered that the changes to the levels of the pitches proposed will have any adverse effect on the living conditions of existing and future residents.

Overall, therefore, it is considered that the proposal is acceptable in terms of its effect on the amenity of neighbouring residential property.

The proposed flats are sited next to the proposed car park serving the open space and community centre, and containing a recycling facility, which is the subject of reports elsewhere on this agenda. It is considered that this relationship is acceptable in terms of the likely impact on the living conditions of residents of the proposed flats.

The reports referred to in the previous paragraph also address the issue of the impact of the proposed floodlighting of the pitches on future occupiers of the flats. This impact would not be materially different as the relative position of the flats vis-à-vis the pitches is not significantly different.

(5) Access implications

The application provides for disabled parking and gently graded pedestrian accesses. The paths across the open space affected by this application would have gentle gradients.

(6) Infrastructure, services and amenities

The s299A Agreement dated 18 December 2003 relating to outline application 03/00567/OUT applies to the site, including its modification by Agreement dated 9 February 2009 relating to s73 application 08/00404/FUL. This s73 permission is a new planning permission in its own right and the Developer can choose which permission to implement, and does not need to decide until the 425th occupation. It is currently assumed that it is the original 03/00567/OUT permission that is being implemented, until the Council is advised (as the 2009 Agreement requires) otherwise. Any new permission for the proposed development would need to be linked to the s299a Agreement to ensure that its provisions continue to have effect & cannot be circumvented. Therefore, in order to ensure that the obligations in the s299A Agreement would apply to the proposed development, any consent should be made subject to the prior completion of a Deed relating to both the s299A Agreement, and its modification by the 9 February 2009 Agreement relating to s73 permission 08/00404/FUL. The obligations should comprise:

1. Compliance with the covenants in the existing permission in regard to the proposed development as if the development had been implemented in accordance with the existing permission, and
2. The owners to advise the Council before commencement of construction of the new permission.

(7) Thames Basin Heath Special Protection Area

It is not considered appropriate in this instance to seek SPA mitigation or contributions towards the Strategic Access Management and Monitoring (SAMM) project as the principle has been established by earlier approvals and the only material change is design related.

(8) Sustainability Statement and Energy Demand

As the principle of the flats has already been established and the application only involves a change to the design of the flats it is not considered that compliance with Core Strategy policies CS10 and CS12 can now be sought.

iv) CONCLUSIONS

The application provides for a raising of levels of land on the eastern part of The Parks site, an area which will accommodate sports pitches, over and above those already approved. Ranelagh School, which has long-held expectations that the sports pitches on The Parks will supplement its own reduced pitch availability, has objected on the grounds that the proposed sports pitches will be of an inadequate size, particularly for rugby. In fact the amendments sought in this application will result in a larger playing field area than currently approved under the 2006 reserved matter approval. The resulting land form is considered to be acceptable in visual terms and also in terms of its impact on the living conditions of current and future residents.

The design of the proposed flats to the north of the pitches is proposed to be amended to take account of these levels changes. The appearance of the re-designed flats is considered to be in keeping with the surrounding development. It is not considered that it would have a greater impact on the living conditions of future residents than the current approval. The proposal would result in the semi-basement parking serving the flats being accessed by a gentler gradient than at present and for a more satisfactory layout to the courtyard on the north side of the flats.

It is therefore recommended that the application be approved.

6 RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

01.
 1. Compliance with the covenants in the existing permission in regard to the proposed development as if the development had been implemented in accordance with the existing permission, and
 2. The owners to advise the Council before commencement of construction of the new permission (if granted).

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

01. The development hereby permitted shall be begun before the expiration of five 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:
 Site location plan: 11/011/010B
 Planning site layout: 11/011/011C
 Semi-basement floor plan: 11/011/012C
 Ground floor plan: 11/011/013C
 First floor plan: 11/011/014B
 Second floor plan: 11/011/015A
 Front and side elevations: 11/011/016A
 Rear and side elevations: 11/011/017A
 Roof layout: 11/011/018
 Landscape proposals: CSa/1146/129A
 Central Open Space Contour Plan CSa/1196/116B
 (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 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, CSDPD CS7]
04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings 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, Core Strategy DPD CS7]
05. No flat shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
 REASON: In the interests of highway safety.
 [Relevant Policies: Core Strategy DPD CS23]
06. No flat shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with the approved plans.
 REASON: In the interests of accessibility and to facilitate access by cyclists and pedestrians.
 [Relevant Policies: BEBLP M6, Core Strategy DPD CS23]
07. No flat shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
 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 flats hereby approved shall not be occupied until cycle parking spaces have been provided in accordance with the approved plans. 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, CSDPD CS23]

09. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.

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]

10. The gradient of private drives shall not exceed 1 in 12.

REASON: To ensure that adequate access to parking spaces is provided.

[Relevant Policies: Core Strategy DPD CS23]

11. 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]

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:

- EN2 – which seeks to supplement tree and hedgerow cover.
- EN3 – which seeks to ensure that the special value and character of SPAs, SACs and SSSIs are protected.
- 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
- M4 – which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes

- M6 – which seeks to ensure that development will provide for safe, direct and well signed cycle and pedestrian routes.
- M9 – which seeks satisfactory parking provision for vehicles and cycles
- R4 – which requires the provision of 4.3 hectares of open space of public value per 1,000 population on residential sites larger than one hectare.
- PH1.1 – which allocates land at the Staff College for residential development

Core Strategy Development Plan Document:

- CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.
- CS2 – which seeks to ensure that land will be allocated for development in the following order: Bracknell Town Centre; previously developed land and buildings in defined settlement; other land within defined settlements where there is no conflict with other policies; extensions to defined settlements with good public transport links
- CS6 – which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment
- 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
- CS14 – which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area
- 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.
- CS24 – which seeks to ensure that development will mitigate any transport impacts which may arise from the development or cumulatively with other proposals

South East Plan:

- CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.
- CC7 – which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.
- NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects

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

The following material considerations have been taken into account:

Bracknell Town Council has concerns about changes to an approved plan at this stage of the building works and about the ramped access to the bin storage area and

Ranelagh School objects on the grounds that the area for sports pitches may be inadequate. These representations have been taken into consideration. Further amendments to the proposals have addressed the bin collection concerns and the proposal would provide a greater area for sports pitch provision than the original approval.

The proposal is considered to be acceptable in relation to impact upon the character of the area, neighbouring properties, highway safety and recreational provision. A s106 will be required to mitigate the impact of the development upon local infrastructure. The application is therefore approved.

In the event of the S106 planning obligation(s) not being completed by 20 December 2011, the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which (i) secure compliance with the covenants in the existing permission in regard to the proposed development as if the development had been implemented in accordance with the existing permission, and (ii) require the owners to advise the Council before commencement of construction of the new permission, the proposal is contrary to Policy CC7 of the South East Plan, Policies R4 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).

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