

**ITEM NO: 12**

Application No.

**11/00594/3**

Site Address:

Ward:

Wildridings And Central

Date Registered:

25 August 2011

Target Decision Date:

20 October 2011

**Time Square Market Street Bracknell Berkshire RG12 1JD**

Proposal:

**Modifications to car parking at council offices, including pedestrian access to it, to facilitate use by the public (Regulation 3 application).**

Applicant:

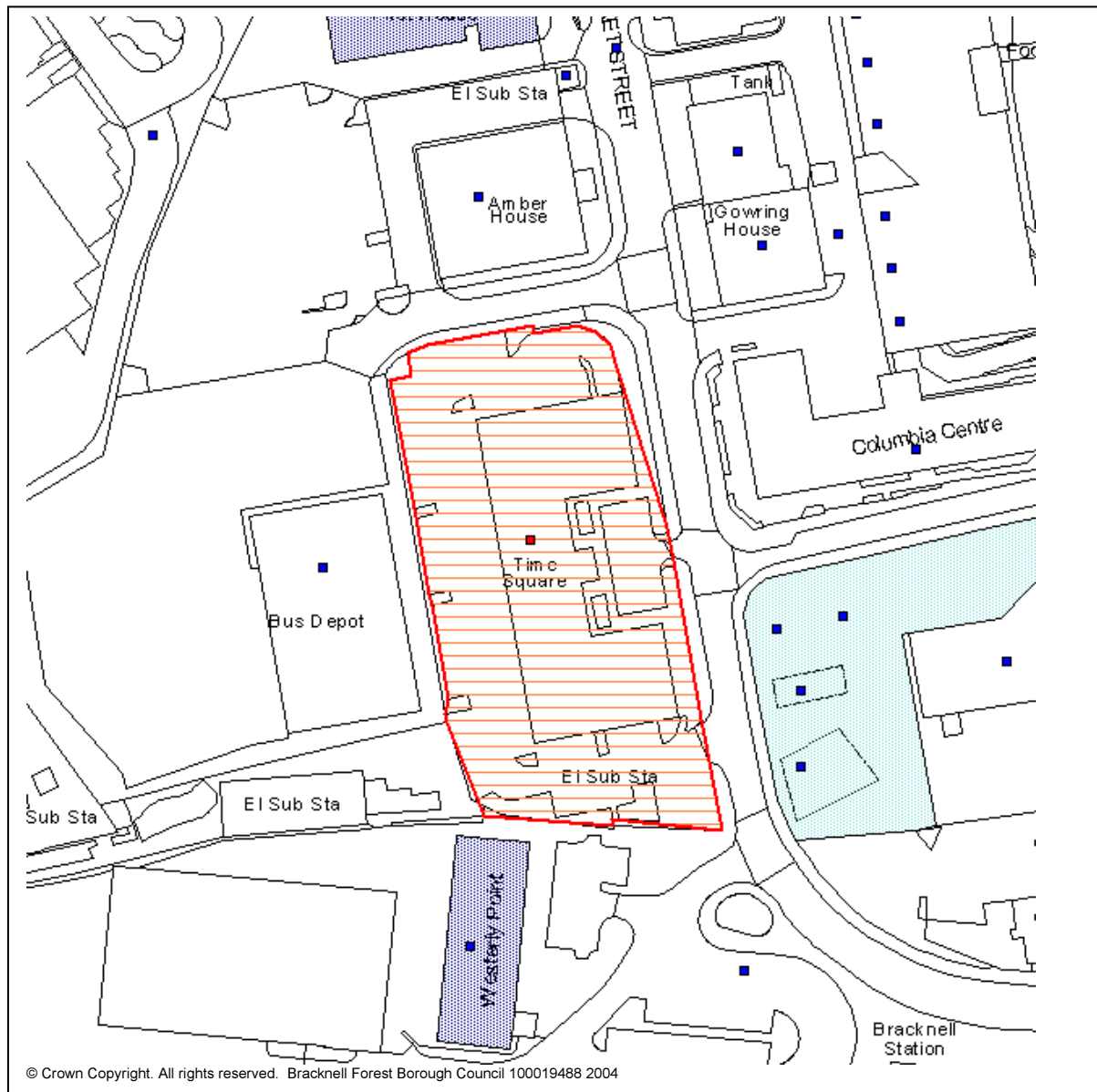
Bracknell Forest Council

Agent:

Bracknell Forest Council

Case Officer:

Margaret McEvit, 01344 352000

[environment@bracknell-forest.gov.uk](mailto:environment@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## 1 **RELEVANT PLANNING HISTORY** (If Any)

623790 Validation Date: 04.06.1998

Application under Regulation 3 for erection of 1 no metal framed shelter to rear of office building.

**Approved**

07/01022/3 Validation Date: 10.10.2007

Installation of combined heat and power building in car park to rear of offices with associated changes to roof-mounted plant (Regulation 3 Application)

**Approved**

## 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	M9	Vehicle And Cycle Parking
BFBCS	CS3	Bracknell Town Centre

## 3 **CONSULTATIONS**

(Comments may be abbreviated)

### Transportation Officer

No objection in principle subject to details of signage on Market St and means of preventing access to parking area in front of the building.

### Bracknell Town Council

No objection.

## 4 **REPRESENTATIONS**

None received.

## 5 **OFFICER REPORT**

This application is reported to Committee because the application has been submitted by the Planning and Transport Division of the Council.

## **i) PROPOSAL**

This full application proposes modifications to the surface level car park at Time Square, including the construction of a brick staircase onto Market Street, to enable the car park to be used by the public when Time Square is not in use by Council staff on Saturdays and Sundays.

## **ii) SITE**

1 Time Square is a Bracknell Forest office building and car park. This application relates solely to the surface car park north, south and west of the building. The area of car parking on the eastern side of the site fronting onto Market Street is not included in the proposal.

## **iii) PLANNING CONSIDERATIONS**

### **(1) Principle of the development**

The site is within Bracknell town centre where development which contributes to the vision and function of the town centre will generally be permitted. This proposal is intended to provide additional car parking for visitors to Bracknell town centre. Easthampstead House car park has been open to the public at weekends for some time.

The provision of additional car parking which will be available at busy weekends is considered to be acceptable in supporting the function of Bracknell town centre. Policy CS3 of the Core Strategy DPD states that development will be permitted in Bracknell town centre where it contributes to the vision and function of Bracknell town centre. The car park at Time Square is currently unused outside the office opening hours. Permitting the public to use the car park at weekends is considered to be appropriate given the site's location close to the town centre retail areas.

### **(2) Transport considerations**

The principle of the public use of the car park is acceptable, subject to clear signage to direct the public to the car park access and to make clear that the area of parking in front of the building will not be available to the public. Signage is proposed at the front of the building together with a chain across the access to make it clear that parking is not permitted in that area of parking, which is available on a limited basis during office hours.

A sign is also proposed on Market Street, opposite the car park entrance which will be visible to drivers as they approach the car park.

Five parking spaces are to be disabled parking spaces.

### **(3) Impact on character and appearance of the area**

The modifications to the existing car park to ensure that the car park is safe for use by the public are considered to be minor in terms of their visual impact.

A short flight of steps is to be provided onto Market Street to provide a pedestrian route from the northern part of the car park onto Market Street. At the southern end of the car park, close to the vehicular access point, a tree is to be removed and part of the brick planter removed to provide a safe pedestrian route out of the car park. The tree,

an *Alianthus altissima*, is on the side of the building close to the car park access and is not considered to be significant in the street scene.

Two ticket machines are to be provided within the car park. Signage on the ticket machines will be put in place advising of parking charges and hours of operation.

Measures to prevent vehicles over running spaces will also be put in place to protect glass building panels.

Other works are proposed to be in place in the car park during public hours. Folding bollards will be in place in front of the area of parking south of the building which is used as short term public parking during office hours. This area of parking will not be available during public hours and it will form a protected pedestrian route onto Market St. Chains and no entry signs will be in place across stairways down to the basement area and across the entry ramp to the underground parking area which will not be open to the public.

None of the proposed modifications are considered to have a significant visual impact on the building and are all necessary to ensure public safety and to give clear guidance on hours of opening and parking fees.

#### **iv) CONCLUSIONS**

The proposal to permit the Time Square car park to be open to the public at weekends is considered to be acceptable as a means of increasing available public car parking within Bracknell town centre.

Various modifications to the car park are proposed to make it clear that only the surface car park behind and south of the building will be open at weekends. Measures will also be implemented to improve the pedestrian routes from the car park to Market Street.

## **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 on 25 August 2011 and 30 September 2011:

4295/181 Rev A, 182 and 183

(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.

#### **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 (saved policies)

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.

Core Strategy DPD

CS3 – which seeks to ensure that development within Bracknell Town Centre will contribute to the vision and function of the town centre.

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

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20 and Core Strategy DPD policy CS3. The proposal will not adversely affect the character of the building or area. The planning 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](http://www.bracknell-forest.gov.uk)