

ITEM NO: 13

Application No.

11/00602/3

Site Address:

Ward:

Ascot

Date Registered:

31 August 2011

Target Decision Date:

26 October 2011

0 Fernbank Crescent Ascot Berkshire

Proposal:

Formation of 6 no. additional echelon parking bays to existing lay-by (Regulation 3 application).

Applicant:

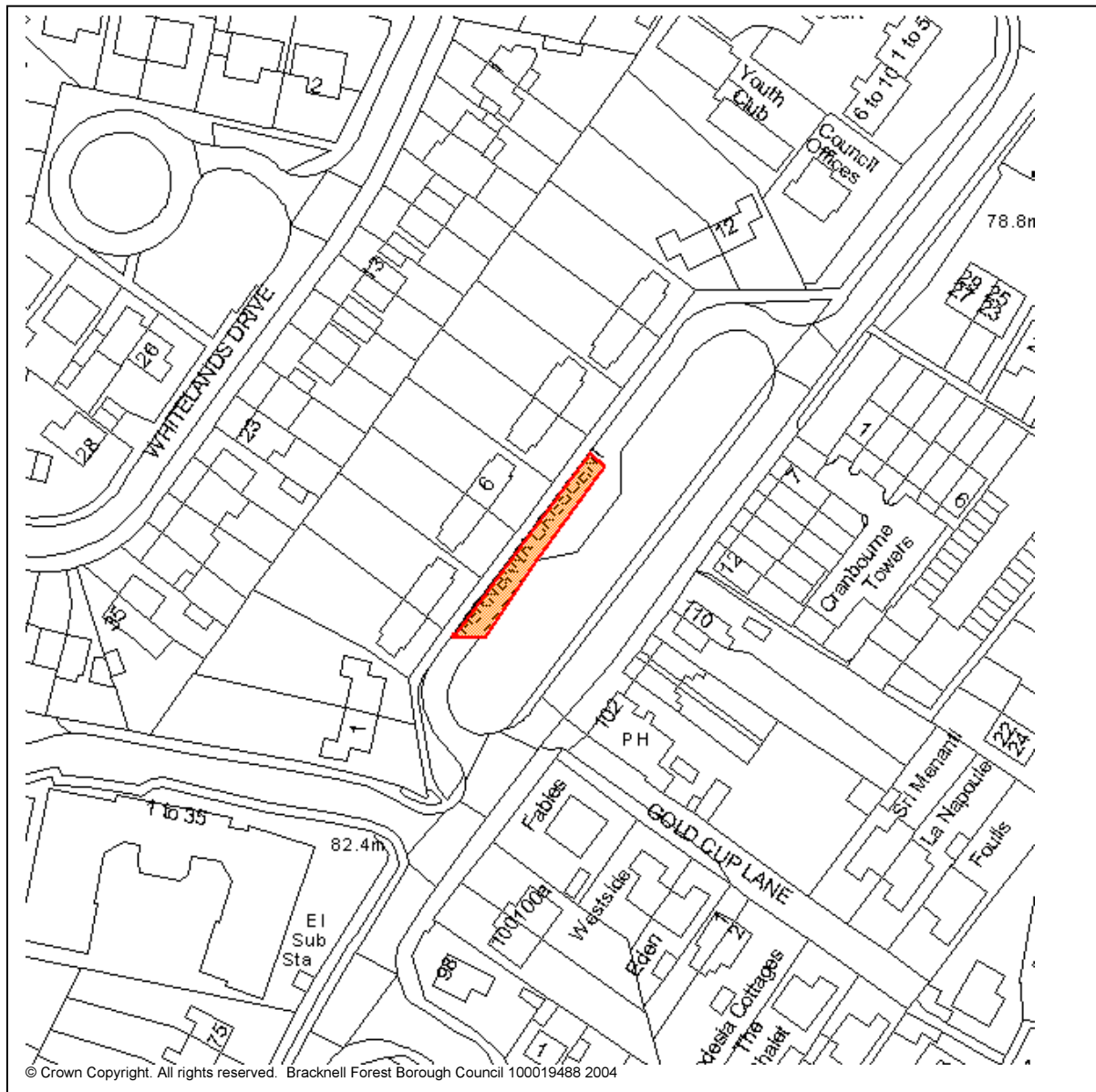
Bracknell Forest Council

Agent:

(There is no agent for this application)

Case Officer:

Ken Lusted, 01344 352000

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

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

6703

Validation Date: 08.03.1961

Application for lay-by.

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	EN20	Design Considerations In New Development
BFBLP	M4L	Highway Measures New Development
BFBCS	CS7	Design

3 **CONSULTATIONS**

(Comments may be abbreviated)

Transportation Officer

(No comments received at time of producing this report).

Landscape Officer

(No comments received at time of producing this report).

Winkfield Parish Council

(No comments received at time of producing this report).

4 **REPRESENTATIONS**

No representations have been 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.

PROPOSAL

It is proposed to provide 6 additional echelon parking bays adjacent to an existing lay-by in Fernbank Crescent. A knee rail fence will be erected along the edge of part of the

grassed area that is adjacent to the proposed parking bays and part of the road will be widened on the inside curve at the south west end of Fernbank Crescent.

SITE

The application site is currently part of a grassed area between Fernbank Crescent and Fernbank Road. The open area also contains a number of mature trees.

PLANNING CONSIDERATIONS

i) Principle of development

The grassed area and the existing trees between Fernbank Crescent and Fernbank Road make a significant contribution to the visual amenities of these roads and the surrounding area. The proposed development will result in the loss of a small part of the grassed area but it is considered it will not result in a significant change to the character and appearance of Fernbank Crescent and the surrounding area.

The proposed development is in accordance with BFBLP Policies EN20 and M9 and CSDPD Policy CS7.

Impact on Neighbours' Amenities

It is considered that the proposed development will not unduly detract from the living conditions of people living in Fernbank Crescent and the surrounding area.

CONCLUSION

The proposed development will enable additional parking bays to be provided to within Fernbank Crescent which will benefit local residents. The proposed development will not unduly detract from the street scene and character of Fernbank Crescent or the living conditions of residents.

The proposal has been considered in the light of the Draft National Planning Policy Framework. It is considered this does not alter the recommendation to approve this application.

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 27 September 2011:

Drawing no. 4817/045 rev A

(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. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or as may otherwise be agreed in writing by the Local Planning Authority. 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 EN1 and EN20, CSDPD CS7]

04. The proposed knee rail fence shall be erected prior to the parking bays being brought into use and it shall be retained thereafter unless agreed otherwise in writing by the Local Planning Authority

REASON: To protect the landscaped and grassed areas.

[Relevant Policies: BFBLP 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 (BFBLP):
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking

Core Strategy Development Plan Document (CSDPD):
CS7 – Design

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

The following material considerations have been taken into account:

The proposed development will provide additional parking in an area where there is currently a shortfall of parking. It will not unduly detract from the character of the area.

The proposal is considered to comply with BFBLP Policies EN20 and M9 and CSDPD

Policy CS7. The proposal will enable additional parking facilities to be provided and it will not have an undue adverse impact upon the existing grassed and landscaped areas, the character of neighbouring property or area or significantly affect the amenities of neighbouring property. 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