

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
20th October 2011
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

10/00643/FUL

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

ISSUE DATE: 18.10.2011

ADDITIONAL INFORMATION

For clarity the planning permission (01/01227/FUL) granted in July 2002 restricted the number of children present at the nursery to 82 pupils at any one time.

TRANSPORTATION

The Transportation Officer's comments have been received on the amended application (LDP/253/C/08/D PROPOSED SITE PLAN received by the Local Planning Authority on 17.10.11). He has advised that further amendments to the car parking layout and design are required but that these issues are achievable and can be dealt with by planning conditions.

ACCESS

The deep gravel is not satisfactory as it is not conducive to people with mobility issues and/or to wheelchair users, or to buggies and prams. The RECOMMENDATION includes a condition requiring details to be submitted in respect of the car park. It is recommended that the REASONS for the condition should be extended to include C) accessibility.

URBAN DESIGN

The Urban Design Officer has explained that the Character Area Assessments SPD states that "this area is predominantly red brick, with the odd use of yellow brick and render" and that "...the lack of a strongly distinctive character to the eastern part of the area makes it vulnerable to inappropriate design."

As such, the Urban Design Officer is concerned about the loss of the red brick and the use of a mock tudor as it appears as inappropriate in design in this location and provides a further erosion of character.

Officer comment: The building is in a prominent location. Previously, the building site was in need of renovation and this has clearly been achieved. Mock tudor cladding has also been used at 54 Dukes Ride and the area is characterised by a mix of design. The Character Area Assessment SDP has identified "...the lack of a strongly distinctive character to the eastern part of the area..." and therefore whilst red brick would be preferable it is considered that a refusal on these grounds alone is not warranted.

AMENDMENTS TO RECOMMENDATION

Condition 2. should be updated to include amended plans: LDP/253/C/09/C PROPOSED CYCLE AND PRAM STORE received by the Local Planning Authority on 17.10.11. The condition should therefore read:

2. The development hereby permitted shall be carried out only in accordance with the following approved plans:

LDP/253/C/05/D PROPOSED FLOOR PLANS received by the Local Planning Authority on 23.09.11

LDP/253/C/06/D PROPOSED FLOOR PLANS (with extension outlined) received by the Local Planning Authority on 23.09.11

LDP/253/C/07/D PROPOSED ELEVATIONS received by the Local Planning Authority on 06.9.11

LDP/253/C/08/D PROPOSED SITE PLAN received by the Local Planning Authority on 17.10.11

LDP/253/C/09/C PROPOSED CYCLE AND PRAM STORE received by the Local Planning Authority on 06.09.11

(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.

Conditions 5 and 6 have been altered to take into account the updated transportation and access issues and consolidated into one condition. Conditions 8, 10 and 11 have also been amended to read:

5. Within two months from the date of this planning permission, the associated vehicle parking and turning space shall be surfaced and marked out in accordance with a scheme and methodology to be submitted to and approved in writing by the Local Planning Authority. In the event of the Local Planning Authority giving notice of refusal of the submitted scheme, the scheme shall be expeditiously amended and resubmitted so often as may be necessary to secure the approval of the Local Planning Authority. The plan shall include existing car park to the front of the site (off Dukes Ride) and the proposed car park to the rear of the site (off Heath Hill Road). The car park to the rear of the site (and shown on drawing LDP/253/C/08/B) shall include 25 vehicle parking spaces. The spaces in both car parks shall not thereafter be used for any purpose other than parking and turning.

REASONS: A) 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.

B) In the interests of visual amenity

C) In the interests of accessibility

[Relevant Policies: BFBLP M9, EN20, EN22, Core Strategy DPD CS23 , CS7, and SEP T4]

08. Within 2 months of this permission:

1) a scheme depicting hard surfacing (including boundary fencing and all areas to be paved or hard surfaced, such as the vehicle parking and turning areas and the paved area around the building) and soft landscaping, and

2) a three year post planting maintenance scheme

shall be submitted to and approved in writing by the Local Planning Authority. In the event of the Local Planning Authority giving notice of refusal of the submitted scheme/s, the scheme/s shall be expeditiously amended and resubmitted so often as may be necessary to secure the approval of the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

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 out 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]

10. Within two months of this permission, the access shall be surfaced with a bonded material across the entire width of the access for a distance of 5m measured from the back edge of the carriageway and shall be maintained as such thereafter.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

11. Within two months of this permission, details of a scheme of walls, fences and any other means of enclosure shall be submitted, for approval in writing by the Local Planning Authority. In the event of the Local Planning Authority giving notice of refusal of the submitted scheme, the scheme shall be expeditiously amended and resubmitted so often as may be necessary to secure the approval of the Local Planning Authority. The approved scheme shall be implemented in full within two months of the date of this planning permission or as may otherwise be agreed in writing by the Local Planning Authority.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

As condition 6 has now been incorporated into condition 5 planning conditions 7 to 11 shall be re-numbered 6 to 10 accordingly.

ISSUE DATE 20.10.2011

ADDITIONAL INFORMATION

The objector who organised the petition of 20 signatures has e-mailed twice, firstly to say he is in support of the proposal and secondly to request to withdraw his petition because the stretch of road which affects him and his neighbours "has been satisfactorily resurfaced as part of the reconstruction work recently carried out on the Little Red House".

AMENDMENT TO RECOMMENDATION

An additional condition is recommended regarding external lighting:

11. Within two months from the date of this planning permission, details of all external lighting shall be submitted to the Local Planning Authority for written approval. The details shall include location of external lighting, level of illumination and hours of illumination. In the event of the Local Planning Authority giving notice of refusal of the submitted scheme, the scheme shall be expeditiously amended and resubmitted so often as may be necessary to secure the approval of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: In the interests of the residential amenity of neighbouring residential properties.
[Relevant Policies: BFBLP EN20 and EN25]

Item No: 6

11/00001/FUL

The Iron Duke 254 High Street Crowthorne Berkshire RG45 7AP

ISSUE DATE: 18.10.2011

Amendment to Officer's Report

An additional condition is recommended requiring the approval of a parking scheme that allocates 2 parking spaces to each of the houses and 1 space for each flat to ensure that each dwelling has its own parking spaces within the site:

Prior to the first occupation of any part of the development hereby permitted a parking plan shall be submitted to and approved in writing showing two parking spaces allocated to each house and one parking space allocated to each flat hereby permitted. 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, other than in accordance with the approved plan.

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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

ISSUE DATE 20.10.2011

Correction to Officer Report

p38 2nd para from bottom of page - 2 per three bedroom dwelling

p48 insert heading after informative 02: 'Summary of Reasons for Decision'

Additional Information

p38 last para on page – the internal dimensions of home office room are 3.6m long by 2.3m wide.

Amendment to Recommendation

Delete condition 04 and replace with s106 obligation to secure use of ground floor of Iron Duke.

An additional condition is recommended requiring the approval of a parking scheme that allocates 2 parking spaces to each of the houses and 1 space for each flat to ensure that each dwelling has its own parking spaces within the site:

29. Prior to the first occupation of any part of the development hereby permitted a parking plan shall be submitted to and approved in writing by the Local Planning Authority. The parking plan shall show two parking spaces allocated to each house and one parking space allocated to each flat hereby permitted with remaining parking shown as visitors spaces. There shall be no restrictions on the use of the visitors 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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

Item No: 7

11/00416/FUL

Land At Former RAF Staff College Site Broad Lane Bracknell Berkshire

ISSUE DATE 18.10.2011

Amendment to Recommendation

Amend to read:-

"That subject to the receipt of a Flood Risk Assessment, and confirmation that the Environment Agency raises no objection to it, the Head of Development Management be authorised to APPROVE the application subject to the following conditions:-"

Update condition 02 to include site location plan drawing 10/017/010B in place of 10/017/010A.

ISSUE DATE 20.10.2011

Correspondence received

Revised comments from Ranelagh School:-

We regret that what is currently being suggested does not fully meet the obligations under the undertakings but those undertakings allow specified monetary limits on this provision; those limits may no longer be wholly adequate. Again with a view to realism we are prepared to accept the sports pavilion being suggested and not press our previous objection.

Item No 8

MISCELLANEOUS ITEM

PROPOSED MODIFICATION OF RECREATIONAL/SPORTS AND RECYCLING FACILITIES OBLIGATIONS IN PLANNING AGREEMENT DATED 18 DECEMBER 2003 THE PARKS, BROAD LANE, BRACKNELL (formerly RAF Staff College)

ISSUE DATE: 20.10.2011

Correspondence received

Revised comments from Ranelagh School:-

Ranelagh School object to the proposal to withdraw pitch floodlighting.

- The lighting can support both rugby and football
- The lighting is crucial to the development of rugby both at Ranelagh and all Bracknell Secondary Schools
- There will be 2,500 residents on The Parks and provision for evening football meets their needs.
- In the long run upgrading a floodlit pitch to artificial turf would be welcome but that is clearly not realistic at present but that is no argument to reject the funding of lighting which is currently a commitment; there won't be a subsequent opportunity to access this funding.
- Floodlighting aids flexibility of use particularly in time terms.
- Modern floodlighting is highly directional and is designed to minimise light pollution and nuisance."

Item No: 9

11/00426/FUL

25 Eastcote Place Fernbank Road Ascot Berkshire SL5 8JD

ISSUE DATE 18.10.11

Amendment to recommendation

Amendment to condition

Condition 3 should read:

3. The unit shall not be occupied until a means of access for pedestrians to the side has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access by pedestrians.

[Relevant Policies: BEBLP M6, Core Strategy DPD CS23]

Additional Information

For clarification:

Para 9 on Page 82 refers to cycle storage and bin storage. In addition to what is contained within the report, it is noted that cycle storage was provided as a condition of the original approval (ref. 04/00508/FUL). Plan 832-pin-cycles was received by the Local Planning Authority on 31st May 2005 pursuant to Condition 8 of planning permission 04/00508/FUL, and these details were approved on 28th June 2005. The cycle requirement as set out in the Bracknell Forest Borough Parking Standards for such an A1 unit is 2 spaces, which the same as a two bedroom flat. As cycle facilities were provided for the whole development, including the A1 unit, under planning permission 04/00508/FUL it is not considered that there would be an increase in demand as a result of the proposals.

In terms of bin storage, the Waste and Recycling Officer has commented that it wouldn't have been acceptable for the original retail use of the unit to use the same bin storage as the residential properties on site. However the Officer has confirmed that one additional residential property would not make a significant difference to the capacity required for bin storage, and it would be acceptable for the occupiers of No.25 Eastcote Place to use the existing bin store.

Item No: 10

11/00558/FUL

Land At Former RAF Staff College Site Broad Lane Bracknell Berkshire

ISSUE DATE 18.10.2011

Additional information

As site is greater than 1ha in size a Flood Risk Assessment is required - this is covered in the suggested change to the Recommendation below.

Amendment to Recommendation

Amend to read:-

"That subject to:-

A) the receipt of a Flood Risk Assessment, and confirmation that the Environment Agency raises no objection to it, and

B) the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

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. a requirement that the owners advise the Council before commencement of construction of the new permission

the Head of Development Management be authorised to APPROVE the application subject to the following conditions:-"

Update condition 02 to read as follows:-

The development hereby permitted shall be carried out only in accordance with the following approved plans:

Site location plan: 11/011/010C

Planning site layout: 11/011/011D

Semi-basement floor plan: 11/011/012D

Ground floor plan: 11/011/013D

First floor plan: 11/011/014B

Second floor plan: 11/011/015A

Front and side elevations: 11/011/016B

Rear and side elevations: 11/011/017B

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.

Date for completion of planning obligations to be changed to 31 January 2012.

ISSUE DATE 20.10.2011

Correspondence received

Revised comments from Ranelagh School:-

Previously we had objected to this application. We still feel that the pitch provision is inadequate and less than the RAF had. We would prefer better provision. BFBC's evidence to the previous enquiry illustrated that acceptable pitches were possible. However we are prepared not to press our objections as we feel that with the recent redesign it should be possible to get pitches that meet the demands on them.

Amendment to Recommendation

Additional condition:-

12. No habitable accommodation shall be created within the roof voids above flats 346 and 371, shown on drawing 11/011/015A, without the prior written permission of the Local Planning Authority.

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, Core Strategy DPD CS23]

Item No: 11

11/00577/FUL

Oaklands Farm Maize Lane Warfield Bracknell Berkshire RG42 6BE

ISSUE DATE: 18.10.2011

ADDITIONAL INFORMATION

Additional letter of representation received:

A letter dated 14 October 2011 was circulated to Councillors from Walsingham Planning - the agents dealing with the application.

In summary, the letter states:

- The annexe is to accommodate the applicant - Mrs Collins mother.
- The proposal is not for a new dwelling and are prepared to accept a planning condition to prevent this from happening in the future.

- If a flat roof to the extension had been proposed or an outbuilding proposed it would not require planning permission, but wishes for the extension to look attractive.
 - The area will be re-developed in the future as the site is CS5 land - scheduled for redevelopment, and this may mean the house and the extension will be demolished in the future.
 - By integrating the extension into the main house, this would increase cost and disruption. The house and extension are not readily visible from outside the site and a condition can be used to prevent future separation.
 - Mrs Collins mother has difficulty walking, cannot drive and will not visit open space. It is unreasonable to apply s106 contributions for a house extension.
-

Item No: 13
11/00602/3
0 Fernbank Crescent Ascot Berkshire

ISSUE DATE: 18.10.2011

Additional Information:

1. The Landscape Officer recognises that there is a need for additional car parking in this location and the grass area is damaged by regular parking. Therefore the proposed scheme would be acceptable provided that additional tree planting is included to mitigate the loss of amenity grass areas. A knee rail should also be included to protect the green.

A detailed landscape plan must be provided or a landscape condition attached to possible approvals.

Details of ground protection measures should also be provided to avoid compaction to landscape areas during construction.

2. The Transportation Officer says that the layout as shown is acceptable. The current layby that is on site appears to be used in a similar way to the proposal with cars parking on an angle. The proposed knee rail will also help protect the remaining verge from other vehicles parking on it. It is felt that the level of parking proposed will also be sufficient for the demand as some properties do have off street parking at present.

He recommends approval in accordance with the submitted drawings.

Amendment to Recommendation

Condition 03 - amend wording of first paragraph as follows:-

"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 details of ground protection measures to be provided to avoid compaction to landscape areas during construction and a 3 year post planting maintenance schedule."
