

PLANNING COMMITTEE
24 May 2012

MISCELLANEOUS ITEM

PLANNING APPLICATION 11/00743/FUL
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne, Berkshire

Head of Development Management

1 PURPOSE

To seek clarification as to whether Members wish details submitted in respect of the discharge of condition 11 (Construction Traffic) of planning application 11/00743/FUL to be brought to this Committee insofar as they relate to the enabling works for the development.

2 RECOMMENDATION(S)

That Members resolve that the discharge of details submitted in respect of condition 11 (Construction Traffic) of planning application 11/00743/FUL, be delegated to the Head of Development Management insofar as they relate to enabling works only.

3 REASONS FOR RECOMMENDATIONS

- 3.1 At its meeting on 15 March 2012 the Planning Committee resolved to approve the above planning application subject to the completion of a S106 agreement and confirmation from the Environment Agency that its concerns have been addressed.
- 3.2 At the meeting Members requested that details submitted for the discharge of condition 11 (construction traffic) be brought back to this Committee for decision. The condition states:

No Phase of the development hereby permitted shall be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for that Phase, to show construction traffic routes to and within the site; and how the following facilities/operations will be accommodated:

- (a) Parking of vehicles of site personnel, operatives and visitors*
- (b) Loading and unloading of plant and vehicles*
- (c) Storage of plant and materials used in constructing the development*

- (d) Wheel cleaning facilities*
- (e) Temporary portacabins and welfare for site operatives*

Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.

*REASON: In the interests of amenity and road safety.
[Relevant Policies: Core Strategy DPD CS23; BFBLP M4]*

3.3 The applicant has advised that the construction will be carried out as a phased operation. Ahead of the main construction phase which will include the creation of the access onto Foresters Way and a haul route linking this to the hospital site, the Trust need to carry out a number of enabling works. The first of these consist of the construction of the new energy centre to free up the site of the existing energy centre and the formation of a temporary secure perimeter.

3.4 It is proposed that these works would be subject to the following restrictions:

Working hours are restricted to the following:

Mon – Fri: 8am to 5:30pm

Sat (If Applicable) – 8am to 1pm

No deliveries before 8am or after 5:30pm

As these works would be carried out before the new haul road to Foresters Way is complete the preferred delivery access to site is via Sandhurst along Crowthorne Road, Sandhurst Road, and Lower Broadmoor Road. This avoids Brookers Corner and Upper Broadmoor Road. However for vehicles accessing site from the M3 & M4 there may be occasions where access via Upper Broadmoor Road is more appropriate.

3.5 In view of the urgent need to carry out these enabling works in order to prevent slippage in the main construction programme the applicant has requested that the discharge of these details in so far as they relate to the enabling works only, be dealt with under delegated powers, with only details of the construction traffic for the main build programme (when access will be from Foresters Way) coming before this Committee.

4 SUPPORTING INFORMATION

None

5 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

None

Background Papers

Planning application 11/00743/FUL