

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
16th October 2014
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

13/00966/FUL

Binfield House Nursery Terrace Road North Binfield Bracknell Berkshire

ISSUE DATE 14.10.2014

Additional information

An amended cover sheet for this item is attached with the site location plan showing the full extent of the application site.

Amendment to Recommendation

Condition 02

Replace drawing PL-127A with PL-127B.

Condition 16

Add following wording at end of condition: "...and the means of enclosure shall thereafter be retained."

Condition 18

Delete following wording at end of condition: "...without the prior written permission of the Local Planning Authority."

Condition 31

Delete following wording at end of condition: "...unless otherwise agreed in writing by the Local Planning Authority."

Delete BFBLP Policy GB1 from the 'Relevant Policies'.

Item No:

14/01000/PAC

Guildgate House High Street Crowthorne Berkshire RG45 7AP

ISSUE DATE 14 OCTOBER 2014

Correspondence received

Additional consultee comments:-

(i) Crowthorne Parish Council recommends refusal as the applicant has failed to demonstrate adequate on-site parking for the proposed change of use.

(ii) The Council's Environmental Health Department have no evidence to suggest that the site is located on contaminated land and for that reason no objections to the proposal have been raised.

Representations:

At the time the report was written a total of 12 no. objections had been received from residents at Lilley Court located to the rear of Guidgate House. Since the report was written 2no. additional objections have been received from residents at Lilley Court that raise no further concerns that have not already been addressed in the original report.

There has also been 1no. letter of support for the proposal.

ISSUE DATE 16 OCTOBER 2014

Amended plans

2no. amended plans have been received showing an alternative parking layout that the applicant believes addresses the Transportation Officer's original concerns.

Additional consultee comments

Following consultation with the Transportation Officer the following comments were received regarding the amended plans:-

The Local Highway Authority objects to the amended parking layout as follows:

- Access to parking space no. 10 will be problematic due to its position, orientation and the pillars of the undercroft. Access may require multiple manoeuvres and will affect access within the car park.
- Access to parking space 13 will be restricted by parking space 12.
- The orientation of parking spaces 10 to 12 and the lack of physical separation between these parking spaces and parking space no. 9 creates a conflict and restricts access to this parking space.
- The siting of the communal bin storage will restrict visibility for vehicles exiting parking space no. 1.
- The existing parking spaces 1 to 9 do not accord with the latest standards for practical and useable vehicular parking. A number of these spaces are 2.2 metres wide. This was the case on the existing site plan submitted previously.

To conclude the suggested parking layout has not demonstrated a parking layout which is practical and useable. The parking layout creates a safety concern. The Local Highway Authority can only object to this suggested parking layout.

As such the Council's recommendation for the refusal of Prior Approval still stands.

Amendment to the recommendation

The recommendation should read:-

It has not been demonstrated that the proposal complies with the Local Planning Authority's standards in respect of vehicle parking and cycle parking. This would be likely to encourage on-street parking and therefore have a detrimental impact upon road safety and the flow of traffic. The proposal does not therefore comply with Class J of the Town and Country

Planning (General Permitted Development) Order (as amended). As such Prior Approval is refused.
