

ITEM NO: 9

Application No.
15/01277/FUL
Site Address:

Ward:
Ascot

Date Registered:
30 December 2015

Target Decision Date:
24 February 2016

**Units 2-4 Kings Ride Park Kings Ride Ascot
Berkshire SL5 8BP**

Proposal:

Unit 3: Change of use from B8 to B1B and B1C; erection of plant adjacent to rear elevation; insertion of 3 no. flues in roof and louvres in front elevation; and associated works. Units 2 and 4: Extension to existing plant area, gas cylinder storage area and electricity substation; 3 no. additional flues in the roof and insertion of louvres in the rear elevation of Unit 4.

Applicant:

Element Six Technologies Limited

Agent:

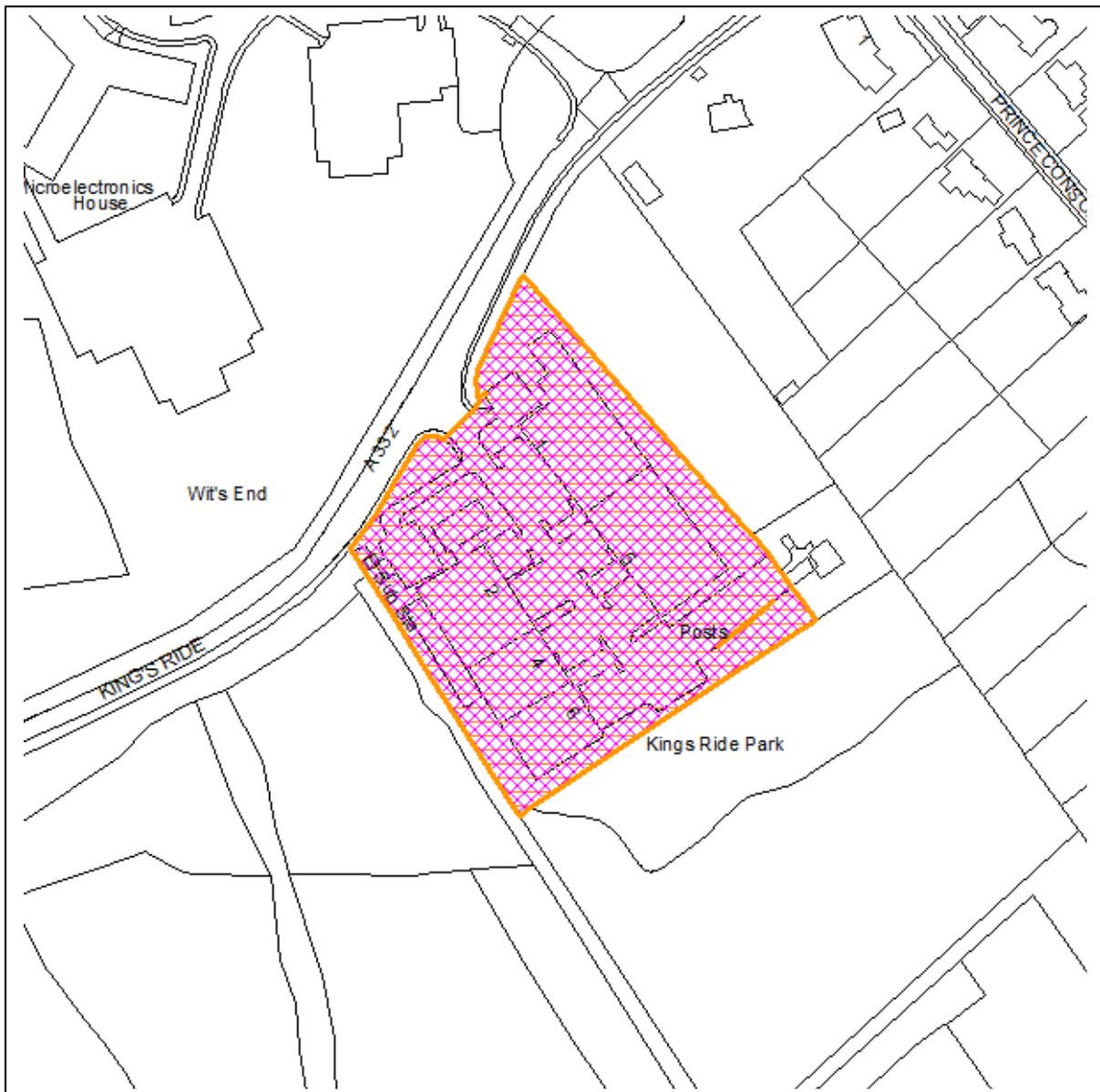
Miss Nina Sharp

Case Officer:

Katie Walker, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposed development relates to an appropriate use on an established business park within the Green Belt and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring occupiers and would not adversely impact upon the character and appearance of the surrounding area. There would not be any adverse impact on highway safety subject to the imposition of conditions.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Green Belt.

3.1 Kings Ride Park is a small industrial/warehousing park set within the Green Belt and accessed from Kings Ride. There are currently six units on site with allocated parking and a shared overflow car park. The surrounding area is predominantly rural and open with the closest residential properties set over 150m to the north east. Units 2,4 and 6 are located to the west of the site, and units 1, 3 and 5 are located to the east. There is car parking in between the two blocks of units, as well as to the south of the site.

4. RELEVANT SITE HISTORY

625150: Outline application for the erection of two additional units for storage and distribution use (Use Class B8) - land adjacent to Units 5 and 6 – approved 1999

01/00569/FUL: Change of use from storage and distribution (Class B8) to research and development (Class B1b) and light industrial (Class B1c) use. Insertion of new mezzanine floor. Formation of storage compound enclosed by 2m high fence. Installation of 10no. windows on first floor north west elevation (Affects - Unit 2) – approved 2001

02/00824/FUL: installation of 8 no. windows in first floor side elevation (Affects unit 2) – approved 2002

03/00304/FUL: Change of use of unit 4 from Class B8 (Storage and Distribution) to Class B1b (Research and Development) and Class B1c (Light Industrial) – approved 2003.

03/00855/FUL: Section 73 application to allow the employment of up to 34 people in Unit 2 and up to 19 people in Unit 4 without compliance with condition 03 of planning permission 03/00304/FUL.

05/01196/FUL: Section 73 application to increase the maximum number of employees from 53 to 63 people in units 2 and 4 without compliance with condition 03 of planning consent 03/00855/FUL – approved 2006.

15/00923/FUL: Change of use of Unit 5 from storage and distribution (Class B8) to research and development (Class B1b) and light industrial (class B1c) use – Approved 2016.

5. THE PROPOSAL

5.1 The proposal is for the change of use of unit 3 Kings Ride Park from storage and distribution (Use Class B8) to research and development (Use Class B1b) and light industrial (Use Class B1c) use and the insertion of 3 flues in the roof, and louvres in the front elevation. The unit would be occupied by Element Six, who currently occupy units 2 and 4.

5.2 The proposals also includes an extension to the existing plant area to the rear of units 2 and 4, an extension to the existing gas cylinder storage area associated with units 2 and 4, and an extension to the electricity substation. There would also be 3 additional flues in the roof and insertion of louvres in the rear elevation of unit 4.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council responded with observations on the application, asking the officer to ensure that there is no further impact on the neighbouring community as a result of the proposed changes including any adverse environmental impact.

Other letters of representation

6.2 8 letters of objection were received, including one on behalf of the Kings Ride Residents Association and one on behalf of the Society for the Protection of Ascot and Environs. The issues raised are summarised as follows:

- Proposal conflicts with policies GB2 and GB4 as the impact of the change of use would be materially greater than the present use.
- Proposal would have an adverse environmental impact which is not appropriate for a rural area.
- Element 6 has noisy externally sited equipment and the proposed equipment outside unit 3 will cause an even greater impact.
- Noise report refers to existing noise as background noise, which compounds the problem and report did not take readings from residential gardens.
- Noise would be increased and the noise would extend to 24/7.
- Element 6 is now a major employer on Kings Ride Park and cannot be described as a small scale business. It is therefore inappropriate to the rural environment.
- Kings Ride Park was granted as B8 to encourage small scale storage and to protect residential amenities of occupiers of nearby properties. The proposal is contrary to this.
- Unclear as to what Element 6 does. Planning appears to work separately from other departments and applications should be reviewed holistically. Unless it can be guaranteed that there would not be harm to residents, applications should not be approved. [*Officer note: the application is for a change of use and an extension to plant equipment, which is what has been considered in planning terms. The application has been considered holistically in terms of its impact on character and appearance of the area, residential amenity and transport considerations*].

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

7.1 No objection subject to conditions.

Transportation Officer:

7.2 No objection subject to conditions.

Tree Officer:

7.3 No objections subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1, CS2 of CSDPD	Consistent
Green Belt	CS19 of CSDPD, Saved policies GB1 and GB4 of BFBLP	GB1 not entirely consistent as it refers to residential dwellings, not extensions to buildings in other use classes
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Trees	Saved policy EN1 of the BFBLP	Consistent
Noise and pollution	Saved policy EN25 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport considerations
- iv Community Infrastructure Levy

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes. This is consistent with the NPPF and as such can be afforded full weight.

9.4 The proposal includes the change of use of a building located in the Green Belt, as defined on the Bracknell Forest Borough Policies Map, and therefore Policy CS9 of the Core Strategy DPD and saved Policies GB1 and GB4 of the BFBLP apply. These policies seek to protect the Green Belt from inappropriate development.

Change of use

9.5 'Saved' Policy GB4 of the BFBLP sets out that the change of use and adaptation of buildings in the Green Belt will only be acceptable where:

- i) The impact of the proposal on the existing open, rural and undeveloped character of the Green Belt will not be materially greater than that of the present use;
- ii) Strict control is exercised over the extension and re-use of buildings and the associated land around them which might conflict with the existing open, rural and undeveloped character of the Green Belt;
- iii) The building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings;
- iv) The proposed change of use or adaption would not be detrimental to the character of the building, its surroundings and landscape setting;
- v) The proposed change of use, within any individual building or complex of buildings within a close proximity, would not result in a net increase of more than 500 square metres of use classes B1-B8 floorspace;
- vi) The proposed would not cause significant environmental, road safety or traffic generation problems; and
- vii) The proposed change of use of the building is small scale and appropriate to a rural area.

9.6 Unit 3 of Kings Ride Park is a permanent building already in B8 use, and the whole of Kings Ride Park is within B1 - B8 uses. As such, the change of use of unit 5 from B8 to B1 would not result in a net increase of B1-B8 uses within the complex and its impact on the existing open, rural and undeveloped character of the Green Belt would not be materially greater than the present use. Therefore the proposed change of use from B8 to B1 is considered to be acceptable and in line with Green Belt policy.

Extensions and alterations

9.7 'Saved' Policy GB1 sets out that approval will not be given, except in very special circumstances, for any new building in the Green Belt unless it is acceptable in scale, form, effect, character and siting, would not cause road safety or traffic generation problems and is for one of a number of purposes, including the replacement, alteration or limited extension of existing dwellings. BFBLP Policy GB1 refers only to extensions and alterations in relation to dwellings, while the proposal involves the extension and alteration of an existing building. It therefore falls within paragraph 89, bullet point 3 of the NPPF.

9.8 The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraphs 87-89 advise that inappropriate development is by definition harmful to the Green Belt. Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. The construction of new buildings is to be regarded as inappropriate in the Green Belt with certain exceptions. These include, amongst others, the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy GB1, therefore, is not entirely consistent with the NPPF and it is appropriate to consider extensions and alterations to buildings other than dwellinghouses in relation to the NPPF.

9.9 There is a need to look at other factors including the scale of the proposed building to assess whether it would result in disproportionate additions over and above the size of the original building.

9.10 The proposals include an extension to the existing plant area to the rear of units 2-4. The existing plant area comprises an enclosure of 250 sq.m. The proposed extensions to this would be the same height as the existing plant and would comprise a 16 sq.m. extension to the north of the existing enclosure and a 95 sq.m. extension to the south of the existing enclosure. This results in an 111 sq.m extension, or 44%. This is considered to be an acceptable increase. The plant area itself is subsidiary to units 2 and 4, which total 1,920 sq.m, and the new areas of plant would be adjoining these units. The extension to the plant area equates to an increase of approximately 5% when taken in the context of the existing units 2 and 4 and the existing plant area. This is subservient to the existing buildings and is considered acceptable.

9.11 The extension to the gas storage to the north of unit 2 would be 16 square metres. The existing gas storage area is 56 square metres and the proposed increase of 28% is considered acceptable and again would be read in the context of units 2-4 as a whole.

9.12 The extensions to unit 3 would total 92.5 square metres. Unit 3 totals 614 square metres and the potential increase of 15% floorspace is not disproportionate to the existing building and is therefore acceptable. Unit 3 would also include a mezzanine floor of 40 sq.m. on which to house plant inside the building. The mezzanine floor does not constitute development under section 55 of the Town and Country Planning Act 1990 unless it relates to retail units of over 200 sq.m. The insertion of the mezzanine floor cannot, therefore, be considered to be inappropriate development in the Green Belt and does not require planning permission.

9.13 The proposals would also include alterations to the exterior of units 2 and 4. These comprise two additional process exhaust flues in the roof of unit 4. These would be a maximum of 3 metres tall and would not exceed the height of the existing flues. There would be an HVAC exhaust in the roof of unit 4 with a maximum height of 2 metres, which also would not exceed the height of the existing flues. There would also be two additional air vents in the rear elevation of unit 4, which would be the same type as the existing vents. The proposals include four flues with a maximum height of 3 metres, and two vents for unit 3. These would all be of a similar style to those existing on units 2 and 4.

9.14 The proposed flues and vents would not be considered disproportionate to the size of the original industrial buildings and would, therefore, be acceptable.

9.15 As set out above, the proposal includes small extensions to existing plant areas, and the addition of a plant area adjoining unit 3, as well as additional flues and vents. These are all subservient to the existing buildings and, given their scale and the established commercial nature of the site, would not have an adverse impact on the openness of the Green Belt.

9.16 While the change of use of unit 3 in itself would not have an impact on the openness of the Green Belt as it would not change the footprint of the building (other than the extension discussed above), the potential staffing numbers that could be accommodated in a building of 624 square metres of Use Classes B1(b) and B1(c) could potentially impact on the openness of the Green Belt. A condition is recommended to restrict staffing levels to 40 members of staff. This is considerably lower than the number of staff which could be accommodated within a building of this size and would ensure that the proposals would not have an adverse impact on the openness of the Green Belt.

9.17 Subject to this condition, the proposal would not conflict with the purposes of including land within the Green Belt, or detract from its openness. Policy GB1 refers only the alterations and extensions in relation to existing dwellings and therefore the proposal is not in accordance with this policy. However, the NPPF does allow for extensions and alterations of existing buildings, subject to certain criteria, and the principle of development would be in line

with this. The proposals is therefore acceptable in accordance with Policy GB4 of the BFBLP and the NPPF.

ii. Impact on Character and Appearance of Area

9.18 While the site is within the Green Belt, the character of the existing site is commercial. Units 2, 3 and 4 are housed in a large brick container-style building with a corrugated roof. The existing plant areas to the rear of units 2 and 4 comprise hit and miss wooden fencing enclosures. The drawings demonstrate that this material will be matched for the extensions to the plant area for units 2 and 4, and for the new plant area at unit 3. The existing gas storage area is corrugated green metal. A condition is recommended to secure matching materials for the plant areas.

9.19 The proposed louvres and vents proposed would also be of similar character to the existing, and would not exceed the existing louvres in height. The applicant has indicated that while the flues would be a maximum of 3 metres in height, they would be typically 1.4 – 2 metres in height. A condition is recommended to require the details of these flues prior to their installation.

9.20 There are trees surrounding the site, and those to the east are subject to a Tree Preservation Order. These trees form part of the character of the site. One tree would need to be removed to facilitate the additional plant area to the rear of unit 4 and this tree is not protected. The tree is part of a band of woodland and the loss of this individual tree would not have a significant impact on the character and appearance of the site or the surrounding area. Tree protection measures have been proposed to ensure that no further trees would be damaged or lost as a result of the proposed development, and the Council's Tree Service has confirmed that these measures are sufficient. A condition is recommended to secure the measures proposed in the arboricultural statement accompanying the application.

9.21 Subject to the recommended conditions to secure matching materials and to require the details of the flues and vents, as well as securing tree protection measures, the proposal is in line with CSDPD Policies CS9 and CS7, 'Saved' BFBLP Policies GB1 (in terms of impact on character and appearance), EN1 and EN20, and the NPPF.

iii. Impact on Residential Amenity

9.22 The residential properties on Prince Consort Drive are approximately 150 metres away, to the east of the site. Given the scale of the external changes proposed to unit 3, in terms of the flues, vents and plant area, and given the distance between unit 3 and the closest properties, there would be no overbearing, overshadowing or privacy impacts arising from the proposals. The alterations to units 2 and 4 would be in excess of 200 metres from the properties on Prince Consort Drive, and therefore there would be no overbearing, overshadowing or privacy impacts from the proposals for units 2 and 4.

9.23 A number of residents have raised concerns regarding noise and disturbance as a result of the proposals. The application has been accompanied by a noise report. This demonstrates that the new equipment to be installed as part of the proposed development have the potential to be mitigated to achieve 10 dB lower than existing background noise, which is in line with advice given by the Council's Environmental Health Officers. In addition, the air conditioning plant equipment for unit 3 will be housed within the unit, and the vents would front on to the car park area, which is also in line with Officer advice.

9.24 The Council's Environmental Health officers have reviewed the noise assessment

and are satisfied with its findings and conclusions. A condition is recommended to secure the noise mitigation measures set out in that report. A condition is also recommended to restrict construction hours.

9.25 There is one residential unit on the site, within 50 metres of unit 3. This is owned by the landlord of the site and formerly housed a caretaker. It is currently on a short term residential lease. It is not considered that the proposed alterations to unit 3 would have any impact on this property in terms of overbearing, overshadowing or privacy. The proposed noise mitigation measures would ensure that this property would not be significantly impacted in terms of noise and disturbance over and above the existing permitted use of the site.

9.26 Subject to the recommended condition, the proposal would be acceptable in accordance with 'Saved' BFBLP Policies EN20 and EN25, and the NPPF.

iv Transport implications

9.27 The site is located within a business/industrial estate which takes access off the A332 King's Ride, a 40mph speed limit road with no parking restrictions.

9.28 The Unit 3 comprises 666m² of active floor space, discounting kitchen, stairs, lobby etc... and the Council's parking standards for this proposed changes of use to B1(b) and B1(c) research and development and light industrial indicate that 22 parking spaces are required. Unit 3 currently has a total of 20 parking spaces, including, 10 spaces to the front of the unit and a further 10 spaces within the overflow car park, as indicated on drawing RG-A-03: Proposed Site Plan and as observed on the site. Therefore the current parking provision is below the Council's parking standards by 2 parking spaces.

9.29 The Council's parking standard for B1 use is also aimed at offices which are likely to have higher personnel/staff numbers per floor area and higher visitor numbers than a light industrial use.

9.30 A condition has been recommended to limit staffing numbers in Unit 3 to 40 members of staff and in the event this unit was separately owned in the future, the provision of 20 spaces, providing one space per 2 staff members is considered acceptable provision. The proposal is for Unit 3 to be occupied by Element Six Technologies Ltd who currently occupies Unit 2 and Unit 4 on the estate. Unit 2 and Unit 4 are currently limited to 63 members of staff overall and taken together, Units 2, 3 and 4 would provide a parking ratio of one space per 1.3 members of staff (79 spaces for 103 staff) which is similar to the current ratio.

9.31 20 spaces within the overflow car park are associated with Unit 3 and Unit 4 and while Unit 3 is currently unoccupied, the Unit 4 overflow spaces have been unoccupied during a few observations by the HA. There is spare capacity in the overflow car park to accommodate likely parking demand.

9.32 The proposed development is therefore acceptable in terms of BFBLP 'Saved' policy M9 and Policy CS23 of the CSDPD.

9.33 There is no specific parking standard for B1(b) and B1(c) research and development and industrial use. However, the standards for B1 overall require 1 space per 40 square metres of floorspace. Unit 3 comprises 808 square metres of floorspace, including the lobby and the plant deck, which would not be occupied by people. This generates a requirement for 20 spaces. The proposal is, therefore, in line with these standards. Unit 4, which is the same size as Unit 3 and is currently occupied by Element Six Technologies Ltd, the applicant, has 24 spaces. 20 spaces would be provided for Unit 3 and as such there is a shortfall of 4 spaces when compared with Unit 4.

9.34 The HA has carried out site visits, at the following times: 10.30am on Tuesday 10th November 2015 and 12 noon on Tuesday 19th January 2016. Observations conclude that there is spare capacity in the overflow car park. 20 spaces within the overflow car park are associated with units 3 and 4 which would both be occupied by Element Six Technologies Ltd. Also, units 2, 3 and 4 have overall parking provision of 79 spaces which would be sufficient to accommodate parking demand.

9.35 A condition has been recommended to limit staffing numbers in unit 3 to 40 members of staff, and units 2 and 4 are limited 63 members of staff. Taken together, Units 2, 3 and 4 would provide a parking ratio of one space per 1.3 members of staff, which is considered to be sufficient. Unit 3 by itself has 20 allocated spaces and one car parking space per 2 staff members would be acceptable.

9.36 The proposed development is therefore acceptable in terms of BFBLP 'Saved' policy M9 and Policy CS23 of the CSDPD.

ix Community Infrastructure Levy (CIL)

9.37 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.38 CIL applies to new build. In this case, the proposal would be CIL liable as the proposal comprises the change of use of over 100 sq.m. of floorspace. However, as the proposal is for a light industrial use, there would be a nil charge per square metre of floorspace.

10. CONCLUSIONS

10.1 The proposal relates to an appropriate change of use on an existing industrial and warehousing site within the Green Belt and is therefore acceptable in principle in accordance with 'saved' policy GB4 of the BFBLP. The proposed alterations and extensions should be considered in line with the NPPF, with which BFBLP 'Saved' Policy GB1 is not entirely consistent because GB1 allows alterations and extensions only for existing dwellinghouses, whereas the NPPF allows for alterations and extensions to existing buildings (not only dwellinghouses). Therefore while the proposal does not accord with 'Saved' Policy GB1 of the BFBLP, it is acceptable in line with the provisions of the NPPF. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. There would be no adverse impact on highway safety subject to the imposition of conditions. Therefore while the proposal does not fully accord with Policy GB1, the proposal is considered to be acceptable as it is in accordance with 'Saved' Policies GB4, EN1, EN20, EN25 and M9 of the BFBLP, CS1, CS7, and CS23 of the CSDPD and Policy CP1 of the SALP, and with the NPPF.

11. RECOMMENDATION

APPROVE the application subject to the following condition(s):-

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 and documents received by the Local Planning Authority on 22 December 2015:

RG-A-05/A: Location Plan
RG-A-01/B: Proposed floor plans
RG-A-02/B: Proposed elevations and sections of unit 3
RG-A-03/A: Proposed Site Plan
RG-A-07/A: Proposed elevations and sections of unit 4
RG-A-08: Proposed roof plan unit 4
RG-A-09: Proposed roof plan unit 3
RG-A-06/A: Proposed ground floor plan unit 2 and 4
Noico Acoustic Assessment 751006-rev A
ADAS UK Ltd Arboricultural Planning Statement

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials used for the enclosure of the extended plant areas for units 2 and 4 and the new external plant enclosure for unit 3 hereby approved shall be similar in appearance to the existing plant enclosure to the rear of units 2 and 4. The extended gas cylinder storage area hereby approved shall be similar in appearance to the existing plant area enclosures and gas cylinder storage area.

REASON: In the interests of the visual amenities of the area.

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

04. Details of the proposed flues, exhaust and vents must be submitted to the Local Planning Authority and approved in writing prior to their installation. They shall be installed in accordance with the approved details and retained as such thereafter.

REASON: In the interests of the visual amenities of the area.

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

05. The number of employees working within Unit 3, Kings Ride Park, shall not exceed 40 at any one time.

REASON: In order to control the intensity of the use of the site in the interests of the rural character of the Green Belt, the amenities of local residents and to ensure that there is sufficient on-site parking in the interests of road safety.

[Relevant Plans and Policies: BFBLP EN25, GB4, M9]

06. No construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

REASON: To safeguard the amenities of the area and the occupiers of neighbouring properties

[Relevant Plans and Policies: BFBLP EN25]

07. Prior to the operation and use of the external equipment proposed for unit 3 and units 2 and 4, respectively, all of the noise mitigation measures for protecting the occupiers of nearby dwellings from plant noise, as set out in the Noico acoustic report (reference 751006 – rev A prepared 15 December 2015) shall have been implemented. They shall be retained a such thereafter.

REASON: To ensure that the amenities of residents is not adversely affected by noise.

[Relevant Plans and Policies: BFBLP EN25]

08. Prior to the commencement of development of works to unit 3, the tree protection measures as set out in the ADAS UK Arboricultural Planning Statement shall be implemented.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require the submission of details, but must be complied with:

1. Time limit
2. Approved plans
3. Materials
5. Number of employees
6. Construction hours
7. Noise mitigation
8. Tree protection

The following condition requires the submission of details:

4. Details of flues and vents

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