

ITEM NO: 10

Application No.

16/00516/3

Site Address:

Ward:

Great Hollands South

Date Registered:

10 June 2016

Target Decision Date:

5 August 2016

**Easthampstead Park Community School Ringmead
Great Hollands Bracknell Berkshire RG12 8FS**

Proposal:

Erection of cycle shelter and retention of hardstanding.

Applicant:

Bracknell Forest Council

Agent:

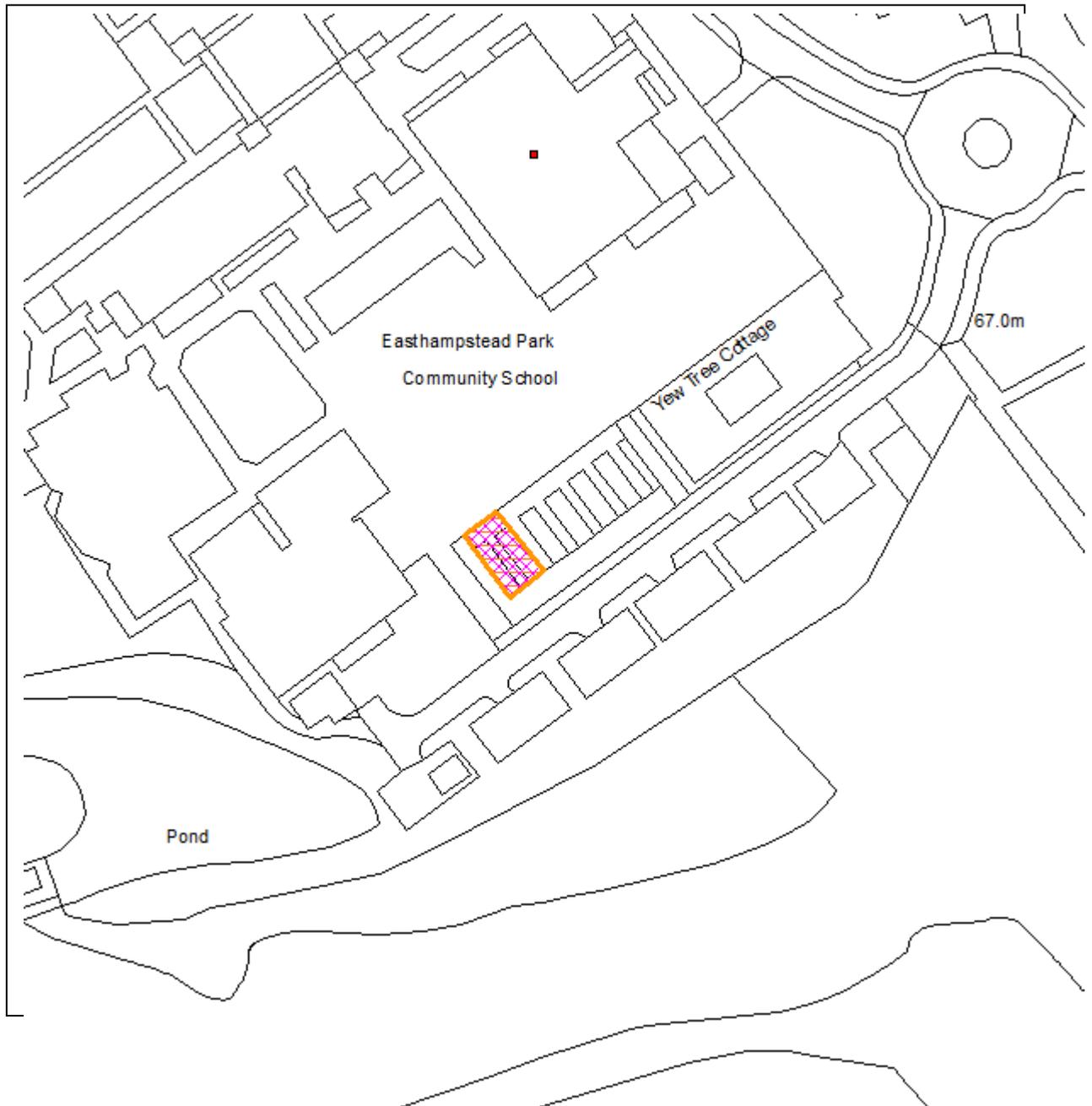
(There is no agent for this application)

Case Officer:

Katie Andrews, 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 proposal is for the erection of a cycle shelter and retention of hardstanding.

1.2 The development relates to a site at Easthampstead Park Community School which is within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the setting of a boundary wall at the school which forms part of the curtilage of the Grade II Listed Easthampstead Park. It would not adversely impact upon the character and appearance of the surrounding area or residential amenities of neighbouring properties. The proposal would be acceptable in terms of highway safety.

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 because it has been submitted by the Planning and Transport Division.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Adjacent to a curtilage Listed Wall associated with Grade II Listed Easthampstead Park

3.1 The application site relates to an area of land at Easthampstead Park Community School which is situated off Ringmead within Great Hollands.

3.2 The application site is located to the south of the school close to an existing car park. The site is located in front of a wall which forms part of the curtilage of the Grade II Listed Easthampstead Park which is located to the north east of the application site. The school site has been separated from Easthampstead Park historically and the wall has now been converted into a boundary wall for the playground at Easthampstead Park School. The area has recently been re tarmacked which forms part of this application.

3.3 Previously the site was marked by concrete and numerous cycle stands.

4. RELEVANT SITE HISTORY

4.1 No relevant planning history.

5. THE PROPOSAL

5.1 The proposed development is for the erection of a cycle shelter and the retention of hardstanding in front of a curtilage Listed Wall. The proposals also include the provision of a footway to the side of the proposed cycle shelter. The proposed shelter will have a length of 10.6 metres, a width of 4.1 metres with an overall height of 2.8 metres.

5.2 The proposal is not CIL liable as it consists of external hard standing and a cycle shelter of 43 sq.m.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Considered no objection.

Other representations:

6.2 None received

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection

Conservation Consultant

7.2 No objection subject to a condition

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design and Historic Environment	CS7 of CSDPD, Saved policy EN2 and EN20 of BFBLP	consistent
Transportation	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Parking Standards SPD.		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on the setting of the Grade II Listed Wall.
- iii Impact on Character and Appearance of the Area
- iv Impact on residential amenity
- v Transport implications

i. Principle of Development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered

to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to the consideration of the proposal on the setting of the adjacent curtilage Grade II Listed wall, no adverse impacts upon character and appearance of the surrounding area, residential amenities of neighbouring properties and highway safety. These matters are assessed below.

ii. Impact on the setting of the Grade II Listed Wall.

9.3 The boundary wall at Easthampstead Park School forms part of the curtilage of the grade II Listed Easthampstead Park. The wall originally formed the kitchen garden for Easthampstead Park, the main house, but has now been converted into a boundary wall for the playground at Easthampstead Park School.

9.4 The proposed development consists of the installation of a cycle shelter and retention of tarmac hardstanding abutting the curtilage Listed wall.

9.5 The proposed cycle shelter affecting the setting of the Listed structure would not have a harmful impact and is entirely reversible. The existing tarmac is considered acceptable as there was a previous area of hard-standing in this location adjacent to the listed wall.

9.6 However, following advice from the Conservation Consultant, it is generally advised that non-porous materials such as tarmacadam are kept separated from historic structures in order to allow for the breathability of structure as well as allowing for drainage. In order to retrospectively separate the wall from the tarmac, it should be possible to grind/score a line in the tarmac approximately 0.3 metres away from the wall and then carefully break-out the area between. The area between the 'tarmac' and wall can then be infilled with a pea-gravel, or similar, which will allow the foundations of the wall to breath and allow drainage. Condition 3 is proposed to require the details of these works.

9.7 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects the setting of a listed building, the LPA has to have special regard to the desirability of preserving its setting. For the reasons set out above it is considered that the proposed development would not harm the setting of the curtilage Listed wall. It is therefore considered to accord with Policies CS1 and CS7 of the CSDPD, or the NPPF and NPPG.

iii. Impact on Character and Appearance of the Area

9.8. The site was previously used for the parking of bicycles in numerous cycle stands on an area of hardstanding. Therefore visually the retention of the tarmac and footway is considered to be acceptable subject to the above consideration of moving the tarmac away from the curtilage Listed wall.

9.9 In relation to the proposed cycle shelter, this would be located on the site of the existing shelters, although the proposed shelter covers less footprint than the previous shelters. The building is 10.6 metres in length and 4.1 metres in width with an overall height of 2.8 metres. No information has been submitted regarding the materials of the shelter although the drawings submitted show the building to be constructed with a dark frame and a transparent material between the frame. Condition 4 is recommended to require details of the colour of the frame. It has been set 3.4 metres from the Listed wall and in view that its replaces previous cycle shelters its impact on the amenities of the surrounding area is acceptable.

9.10 It is therefore considered to accord with Policies CS1 and CS7 of the CSDPD, the NPPF and NPPG.

iv. Impact on Residential Amenity

9.11 The site was previously used for cycle parking and the proposed cycle shelter is located over 40 metres from Yew Tree Cottage the closest residential property, which is a residence associated with Easthampstead Park School.

9.12 As such it is not considered the development would result in adverse impact on the amenity of residents of neighbouring properties. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 and the NPPF.

v. Transport Implications

9.13 The proposed cycle stand will provide additional cycle parking facilities for the school. The proposals include a new footway on an existing area of the tarmac and the Local Highway Authority has advised that the construction details shown on the application drawings comply with Highway design standards.

9.14 As such it is not considered that the development would result in an adverse impact on highway safety. It is therefore not considered that the development would be contrary to CSDPD Policy CS23, BFBLP 'Saved Policy M9 or the NPPF.

10. CONCLUSIONS

10.1 It is not considered the proposed cycle stand and the retention of the tarmac would harm the setting of the curtilage Listed wall or result in an adverse impact on the character and appearance of the area, the amenities of neighbouring properties or highway safety.

10.2 It is therefore considered that the development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS7 and CS23, BFBLP 'Saved' Policies EN20, EN25 and M9 and the NPPF.

11. 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 21 June 2016:-
-Proposed cycle shelter 328
-Elevations x 2
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall commence prior to the submission to and approval in writing by the Local Planning Authority of a detailed method statement for the removal of the section of hard-standing abutting the listed wall. This shall include

all work required to meet Building Regulations where applicable. All work shall be carried out in strict accordance with the approved details.

REASON: To ensure that the hardstanding does not harm the Listed wall and to ensure that the work is appropriate to the special architectural or historic interest of the Listed wall.

[CSDPD Policy CS1, CS7, BFBLP Policy EN20]

04. No development shall take place until details of the materials/colours to be used in the construction of the external surfaces of the cycle shelter hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area and the setting of the adjacent Listed wall.

[Relevant Policies: BFBLP EN20, Core Strategy DPD 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 subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plans

The applicant is advised that the following condition requires discharging prior to commencement of any works:

3. Method Statement for removal of hardstanding
4. Materials

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