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<th>Application No.</th>
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**Site Address:**
Buckhurst Moors Moor Lane Binfield Bracknell
Berkshire RG12 8TD

**Proposal:**
Retrospective application for Change of Use of Units 1, 2, 3, 4, 13 and 18 to B2 and B8 uses and associated vehicular parking and manoeuvring areas.

**Applicant:**
R J Scott Esq.

**Agent:**
Kendricks

**Case Officer:**
Jason Varley, 01344 352000
environment@bracknell-forest.gov.uk

**Site Location Plan** *(for identification purposes only, not to scale)*
1 RELEVANT PLANNING HISTORY (If Any)

01/00185/FUL Validation Date: 27.02.2001
Retention of single storey extension to existing garage/workshop.
Approved

615700 Validation Date: 01.01.1990
Retention of vehicular access from Buckhurst Moors to South View, involving digging of trench and laying of surfacing material.
Refused

615880 Validation Date: 01.01.1990
Retrospective change of use to industrial (B2) and storage (B8), together with associated parking, turning facilities and landscaping.
Refused

616459 Validation Date:
Retention of existing industrial (B2) (1693.79 sq.m.) and storage (B8) (98.77 sq.m.) uses, parking and turning facilities, landscaping, erection of gates at either end of Trackway.
Approved

617931 Validation Date: 01.01.1992
Change of use from residential and agricultural use to composite use for sanctuary, breeding, keeping, display and sale of small animals and birds including exotic and domestic varieties involving siting of moveable structures and erection of buildings and aviaries (retrospective).
Refused

3177 Validation Date: 01.01.1955
Application for extension of consent for temporary timber bungalows
Approved

4471 Validation Date: 01.01.1959
Application for proposed dwelling house.
Approved

601825 Validation Date: 01.01.1976
Application for provision of residential caravan (Expiry date 31.8.77)
Approved
1139  Validation Date: 01.01.1951
Application for alterations and additions.
Approved

602538  Validation Date: 01.01.1977
Concrete surface of existing unmade track leading to property to form access drive.
Approved

10787  Validation Date: 01.01.1965
Application for Garage and stores.
Approved

605220  Validation Date: 01.01.1980
Outline - Application for the erection of 250,000 sq. ft. of buildings for industrial warehousing purposes and caravan storage.
Refused

603077  Validation Date: 01.01.1977
Application for use of existing sheds of storage and repair of Motorcycles
Refused

603136  Validation Date: 01.01.1978
RETROSPECTIVE PLANNING PERMISSION for siting of residential caravan.
Approved

4658  Validation Date: 01.01.1958
Application for proposed dwelling house.
Refused

10194  Validation Date: 01.01.1964
Application for new garage and stores, temporary accommodation.
Refused

10788  Validation Date: 01.01.1965
Application for 2 garages.
Refused

3749  Validation Date: 01.01.1956
Application for bungalow and small holding.
Refused

14133  Validation Date: 01.01.1968
Application for the erection of open type barn and formation of new gate and opening onto South Lane.
Refused
603327  Validation Date: 01.01.1978
Application for siting of one residential caravan
Refused

4041  Validation Date:
Application for 5 dwelling houses.
Refused

614312  Validation Date: 01.01.1988
Application for temporary use of land as waste transfer station.
Refused

603436  Validation Date: 01.01.1978
Application for extension of existing garage by 6.7 metres and the formation of a one bedroom flat over.
Refused

602345  Validation Date: 01.01.1977
Application for land to be leisure and recreation such as picnics, relaxation and outdoor pursuits.
Refused

11887  Validation Date: 01.01.1966
Application for the erection of 4 poultry houses, 1 rabbit house and a shed for egg storage
Refused

06/00010/LDC  Validation Date: 28.12.2005
Application for Certificate of Lawfulness for the retention of A1, B1, B2, B8 uses with ancillary uses and Sui Generis (motor vehicle sales). Importation of demolition and construction waste, including road planings for the processing of soils, soil substitutes and crushing, grinding of other size reduction, waste bricks, tiles or concrete and the manufacture of road stone.
Withdrawn

06/00516/LDC  Validation Date: 05.06.2006
Application for Lawful Development Certificate for use of land for Storage of cars, helicopter/aircraft parts, plant and associated uses.
Approved

06/00583/LDC  Validation Date: 02.06.2006
Application for Lawful Development Certificate for use of a unit called The Green Bungalow as a residential unit.
Withdrawn

625232  Validation Date: 01.01.1999
Erection of single storey extension to existing garage (part retrospective)

**Approved**

618859  
Validation Date: 01.01.1993
Application for lawful development certificate for use as builders yard for storage of waste, recycled waste materials or salvaged building materials (obs requested by baptie).

216  
Validation Date: 01.01.1948
Implement shed

4127  
Validation Date: 01.01.1958
Proposed retention of existing dwelling in connection with small holding.

4436  
Validation Date: 01.01.1957
Agricultural buildings  
**Permitted Development**

12565  
Validation Date: 01.01.1967
3 greenhouses.  
**Permitted Development**

06/01135/FUL  
Validation Date: 18.12.2006
Continued use of Green Bungalow for residential purposes.  
*(No Decision – Application Currently Under Consideration)*

02/01101/RTD  
Validation Date: 28.10.2002
Application providing details of siting and design for the erection of equipment cabin.  
**Approved**

615880  
Validation Date: 01.01.1990
Retrospective change of use to industrial (B2) and storage (B8), together with associated parking, turning facilities and landscaping.  
**Refused**

616459  
Validation Date: 
Retention of existing industrial (B2) (1693.79 sq.m.) and storage (B8) (98.77 sq.m.) uses, parking and turning facilities, landscaping, erection of gates at either end of Trackway.  
**Approved**
624081 Validation Date: 14.08.1998
Retrospective application for a change of use from storage to contractors’ depot and storage.
Refused

4471 Validation Date: 01.01.1959
Application for proposed dwelling house.
Approved

601825 Validation Date: 01.01.1976
Application for provision of residential caravan (Expiry date 31.8.77)
Approved

602538 Validation Date: 01.01.1977
Concrete surface of existing unmade track leading to property to form access drive.
Approved

605220 Validation Date: 01.01.1980
Outline - Application for the erection of 250,000 sq. ft. of buildings for industrial warehousing purposes and caravan storage.
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10194 Validation Date: 01.01.1964
Application for new garage and stores, temporary accommodation.
Refused

3749 Validation Date: 01.01.1956
Application for bungalow and small holding.
Refused

603327 Validation Date: 01.01.1978
Application for siting of one residential caravan
Refused

614312 Validation Date: 01.01.1988
Application for temporary use of land as waste transfer station.
Refused

602345 Validation Date: 01.01.1977
Application for land to be leisure and recreation such as picnics, relaxation and outdoor pursuits.
Refused

06/00003/T Validation Date: 28.12.2005
Application for temporary retention of a change of use for B8 storage of cars, lorries and other vehicles for a period of five years.

Refused

06/00242/LDC Validation Date: 16.03.2006
Application for Certificate of Lawfulness for the retention of B1, B2 and B8 uses with ancillary uses. Importation of demolition and construction waste, including road planings for the processing of soils, soil substitutes and crushing, grinding of other size reduction, waste bricks, tiles or concrete and the manufacture of road stone.

Withdrawn

618859 Validation Date: 01.01.1993
Application for lawful development certificate for use as builders yard for storage of waste, recycled waste materials or salvaged building materials (obs requested by baptie).

4436 Validation Date: 01.01.1957
Agricultural buildings
Permitted Development

602538 Validation Date: 01.01.1977
Concrete surface of existing unmade track leading to property to form access drive.
Approved

3894 Validation Date: 01.01.1956
Application for garage.
Approved

602538 Validation Date: 01.01.1977
Concrete surface of existing unmade track leading to property to form access drive.
Approved

Appeal
Validation Date: 12.07.2006
Reference: 06/00048/REF
Application for temporary retention of a change of use for B8 storage of cars, lorries and other vehicles for a period of five years.
Appeal Dismissed

Appeal
Validation Date: 10.08.2006
Reference: 06/00068/ENF
Appeal against Enforcement Notice S172
Appeal In Progress
2 RELEVANT PLANNING POLICIES

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Key to abbreviations:
- BFBLP: Bracknell Forest Borough Local Plan
- BFBCS: Core Strategy Development Plan Document (Submission)
- RMLP: Replacement Minerals Local Plan
- WLP: Waste Local Plan for Berkshire
- SPG: Supplementary Planning Guidance
- SPD: Supplementary Planning Document
- RPG: Regional Planning Guidance
- RSS: Regional Spatial Strategy (also known as the South East Plan)
- PPG (No.): Planning Policy Guidance (Published by DCLG)
- PPS (No.): Planning Policy Statement (Published by DCLG)
- MPG: Minerals Planning Guidance
- DCLG: Department for Communities and Local Government

Note: The BSP and the BFBLP contain some policies with the same title, e.g. EN1. In such cases, the policy will be suffixed with an ”_S” for the BSP and an ”L” for the BFBLP, e.g. EN1_S, EN1L.
3 CONSULTATIONS
(Comments may be abbreviated)

Binfield Parish Council

No Objection with the following observation:

The applicant should have met the Bracknell Forest Borough Council's requirements with regard to enforcement notices.

Transportation Officer

No objection subject to S106 legal agreement for a highway contribution and conditions

4 REPRESENTATIONS
None Received

5 OFFICER REPORT

Summary Of Key Aspects Of The Proposal (If Any)

This is application is before the Committee as it represents a departure from the Local Plan and has been advertised as such.

1) PROPOSAL AND BACKGROUND

This site forms part of the larger site known as Buckhurst Moors. Other uses contained within the blue line of the application include residential and business. The original lawful use of the buildings would have been related to agricultural activities.

This application seeks to retrospectively change the use of units 1, 2, 3, 4, 13 and 18 to B2 (General Industry) and B8 (Storage or Distribution) uses with associated vehicular parking and manoeuvring areas. This amounts to 535.05 sq m of floor space. This proposal description has been changed to omit B1 use.

Temporary planning permission 616459 was granted for 5 years in 1991 for the retention of use of existing industrial (B2) (1693.79 sq m) and storage (B8) (98.77 sq m) within all of the buildings that existed on the site. Enforcement action was not taken until June 2006 to prevent 10 years lawfulness from accruing for the unauthorised uses on the site. This action included the buildings that are the subject of this application.

The land is currently used for commercial purposes by a number of businesses. The 'core area' in the centre of the site comprises a cluster of agricultural buildings now in use as workshops in which engineering, car sales, vehicle repairs, vehicle valeting, storage of plant and equipment, sale and storage of furniture activities take place.

Outside of the application site the open land to the east of the buildings is used for the open storage of vehicles, this land was the subject of the recently dismissed appeal for this use to continue temporarily. The land to the west is in use for car sales and the remainder is predominantly used in connection with a waste transfer processing/recycling activity.

There was a Council committee decision dated 17 December 1996 to hold enforcement proceedings in abeyance pending a development brief for the area.
In January 2002 Bracknell Forest Borough Council adopted the Bracknell Forest Borough Local Plan. This sets out the policies and proposals affecting land use planning across the Borough. At the time of adoption the Amen Corner area was left as a void within the plan, on the advice of the Local Plan Inspector.

It was anticipated that this void would be dealt with through the production of a planning brief for the area. However attempts to do this were affected by planning case law and strategic objections from national bodies regarding the level of development proposed for this area by the brief, therefore the Borough Council at its meeting of 28 July 2004 agreed that a Local Plan Alteration was to be placed on Deposit to begin the process of providing planning policy for this area.

The Alteration has now been through the appropriate processes, with all objections to the Alteration heard by a Local Plan Inspector. The Borough Council received the Inspector's report in August 2005. The Inspector wholly agreed with the Alteration and requested no modifications to the plan put forward by the Borough Council.

The Borough Council adopted the Local Plan Alteration on the 30 November 2005. It now forms part of the development plan and is used in planning decisions affecting this area. The relevant policies in respect of the application site are EN8 - Development on land outside settlements and EN9 - Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt.

The current unauthorised commercial activities within the blue line of the application that are taking place on Buckhurst Moors are the subject of enforcement appeals due to be heard at Inquiry in May 2007. It was resolved at the last Planning and Highways Committee on 22 February 2007 to grant permission for the retention of the use of the property known as The Green Bungalow under reference 06/01135/FUL for residential purposes subject to a S106 agreement and no objection from GOSE as it represents a departure from the Local Plan.

2) SITE

The application site comprises the reuse of 535.05 sq m of floor space within the buildings and an area to be utilised for ancillary parking (23 car and 2 lorry spaces). It is part of the larger site of Buckhurst Moors and all of the buildings are within central area of the site which contains the majority of the buildings on the site.

Vehicular access is from Cain Road via North View (adopted highways) and then along Moor Lane (unadopted road) which are of roads of varying widths.

The buildings are single storey and constructed from blockwork, timber and corrugated sheeting.

3) PLANNING CONSIDERATIONS

(i) Relevant Policies

Berkshire Structure Plan 2001-2016

DP6 Land outside Settlements - This policy states that land outside settlements should be safeguarded for its own sake as a non-renewable resource and should only be used for purposes appropriate to a rural area. The proposal is not one of the types of appropriate development referred in this policy.
DP7 Strategic Gaps & Wedges - This policy seeks to maintain the distinction between the urban area and the open or largely undeveloped areas of land between them. Development pressures have led to a real threat of settlements coalescing resulting in some cases to the loss of individual settlement identity. Local plans will identify gaps where there is a need to protect such areas of land (see EN8 and CS4 below).

E3 Diversity of employment - This policy seeks to ensure the provision of a variety of flexible and appropriate accommodation for a range of activities which support the local economy and maintain economic diversity.

Bracknell Forest Borough Local Plan 2002

EN8 Development on land outside Settlements - Restates the BSP principle of protecting the countryside for its own sake and provides a list of development that may be acceptable providing it does not affect the character, appearance, or function (requires a consideration of what the function of the land is - could be gap although there is no separate gap policy) of the land and would not damage landscape quality. Criterion (iv) allows for the reuse of buildings.

EN9 Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Greenbelt - This policy allows for changes of use or adaptation of existing non-residential buildings only where:-
- the building is of a scale, bulk and form that is in keeping with its surroundings; and
- would require little alteration or rebuilding; and
- would not be detrimental to the character of the building, its surroundings and landscape setting; and
- the proposed change of use would not result in more than 500sqm of B1, B2, B8 floor space; and
- would not cause significant environment, road safety or traffic generation or other problems.

EN20 & EN22 - Provides guidance on design and access requirements in new development.

E4 Small businesses - Encourages development involving a variety of sizes and types of building for the fostering of new or expanding businesses unless it would result in adverse highway, visual, environmental or other problems, or have an adverse effect on the character of the area.

The proposed change of use involves the creation of 535.05 sq m of B2 and B8 floor space and so is larger than would normally be acceptable in terms of the above policies. However, subject to the scale, design and bulk of the buildings being considered they are in keeping with their semi rural surroundings and that there are no other significant environmental, or highways issues such as road safety or traffic generation. The additional 35.05 sq m over and above the 500 sq m limit is not significant.

BFBLDF Core Strategy DPD (Submission)

The Core Strategy DPD (Submission) was submitted to the Secretary of State in November 2006 and so is a material consideration in determining planning Applications.
CS1 Sustainable Development - Delivering sustainable development is the overarching objective of the core strategy. This policy provides a set of criteria that will be applied to all development proposals to ensure that they take account of the Borough’s economic, social and environmental needs.

CS4 - Land at Amen Corner - One of two large scale mixed use, mixed density developments identified in the submitted Core Strategy to meet the long term growth requirements of the Borough. Detailed policies and proposals to guide and deliver future development in Amen Corner will be included in an Area Action Plan as part of the LDF process.

LDS (in preparation) indicates that work on the preparation of the ACAAP is programmed to begin in March 2007 and to be adopted in April 2010 with development being undertaken in the period 2006 - 2021.

Buckhurst Moors, which includes the site of the proposed change if use is located within this proposed major location for growth. The Inspector when dismissing the appeal commented that the AAP is a material consideration.

CS9 - Development on Land Outside Settlements - Restates BSP policy DP6 and BFBLP EN 8 of protecting land outside settlements for its own sake and makes specific reference to protecting strategic and local gaps within or adjoining the Borough and the Green Belt.

Policy CS4 above includes reference to the protection of a local gap between Wokingham and Binfield and Bracknell.

CS19 - Location of Employment Development - Limits employment generating development to the town centre and defined employment areas. New major locations for growth will also be appropriate locations as part of a mixed scheme. The Council also wishes to safeguard floor space suitable for small businesses in order to maintain the diversity of the local economy. In locations within settlements small scale employment generating development up to a net increase of 500m² maybe acceptable provided it does not give rise to unacceptable impacts.

Government Advice

PPS7 Sustainable Development in Rural Areas

It is Government policy to support the re-use of buildings in the countryside where this would meet sustainable development objectives. The advice includes a list of criteria that should be taken account of including:

- the potential impact on the countryside and landscape and wildlife;
- specific local economic and social needs and opportunities;
- settlement patterns and access to service centres, markets and housing;
- the suitability of different types of building and of different scales, for re-use;
- the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contributes to local character.

PPG4 Employment Policies

This guidance states that planning decisions must reconcile necessary development with environmental protection and other development plan policies. Individual planning decisions will depend on such factors as the scale of the development, the nature of
the use of the site and its location. The advice also states that proposals necessary to sustain the rural economy should be weighed with the need to protect the countryside in terms of its landscape, wildlife, agriculture, natural resources and recreational value.

The advice goes on to warn that where LPA's are minded to permit industrial or commercial developments in residential and rural areas, they should consider that subsequent intensification of the use may be come unacceptably intrusive.

Other Considerations

Appeals (Sept 1991) - Land and buildings at Mayfield Farm, Hatchet Lane, Cranbourne, Winkfield. In his conclusions relating to these appeals the Inspector looked at the whole activity rather than individual elements. He considered that 500sq m was considered a reasonable scale of use for the operation at Mayfield Farm given its Green Belt location. Such a level he concluded, would reduce the overall impact on the countryside to a point where it could be said to accord with Government advice at the time and Structure and local plan policy.

The Planning Inspector also imposed conditions removing permitted development rights for extensions and additional plant, infrastructure works and hard standings and limited the uses to those within class B1 and B8 with specific prohibition of any uses connected with car repairs.

(ii) Principle of Development

It is located outside the defined settlement as designated under the Bracknell Forest Borough Local Plan policy EN8 and as such there is a general presumption against development. However, a proposal of this scale does not adversely affect the character, appearance or function of the land and does not damage its landscape quality. It is the addition of the other currently unauthorised uses of the land, which are the subject of appeals, have a far greater impact on these criteria. This policy allows for the re-use of permanent buildings which are in keeping with their surroundings which also accords with the advice in PPS7.

The re-use of 535.05 sq m represents a 7% increase in floor area over the 500 sq m permitted by Policy EN9 and as such the proposal has been advertised as a departure, however this level of increase is considered minimal and not significant in this circumstance when applying this policy. The scale, design and bulk of the buildings are in keeping with their surroundings and the uses would not cause significant environmental, road safety or traffic generation problems for the proposed level of activity when not taking into account the other unauthorised uses.

(iii) Transportation Issues

The site is accessed via Cain Road. The access road varies in width and in condition. The first section close to Hewlett Packard is a metalled surface with a kerbs and a white line down the centre. The road then varies in width with most of the length reduced to such and extent that two commercial vehicles cannot safely pass each other. This is apparent by the verges that have been continuously overrun. The surface of the road is also in poor condition with many potholes and soft patches.

The width and state of the road is a concern to the Highway Authority as this could lead to conflict along its length and if the road was to fail this could lead to a dangerous situation for all users.
In terms of parking the applicant has provided a plan indicating a total of 23 parking spaces and two lorry parking bays. There appears to be further parking available in front of the buildings. The level of parking is likely to be adequate for the proposed use.

The applicant has not provided any cycle parking for the proposed uses, the applicant is advised that the provision of 1 space per unit should be provided. The cycle parking should be covered and secure and could be dealt with by condition.

The applicant has provided information relating to the existing users of the site. The road is in poor condition and has no separate footways for the majority of its length and thus walking back to Cain Road is not an attractive alternative. Considering the likely use of the site and the need for other vehicles entering the site to collect people it is estimated that around 100 car trips per day could be generated by this facility. In addition there would be some larger vehicle trips but these are likely to be limited by the size of the individual facilities. The larger the facility the greater the chance for larger deliveries to the site.

The access road serving the site is not entirely suitable for the proposed uses on the site but the limited level of car trips and the lesser amount of large vehicle trips expected to the site is unlikely to cause a highway safety problem along the access road or on the wider road network. However any further increase in use of the land around the site, which may also lead to an increased level of heavy good vehicle trips could further the amount of larger vehicles and general trips which could lead to an increased chance of conflict along the main access road to the site.

Additional Comments:
The applicant has agreed to a satisfactory financial contribution towards integrated transport and highway safety measures within 3km of the site.

To conclude whilst access is via a private road with no footpath the continued use by the proposed 535.05 sq m uses may acceptably be accommodated on the existing access roads it is not ideal. It would not result in significant environmental, road safety or traffic generation.

It is therefore considered that the proposal would not be detrimental to highway safety. However, any increased use over and above that proposed may have highway safety implications considering the substandard nature of the existing access roads and lack of alternative means of accessing the site.

(iv) Impact on the Character and Appearance of the Area

The building is well screened by other buildings and is not readily visible from outside of Buckhurst Moors. The area is characterised by a cluster of agricultural buildings currently in use for a variety of commercial activities and open areas in use for external storage and recycling of building and road construction waste materials.

The proposal amounts to the reuse of permanent buildings and no extension to the built form is proposed. It is in sympathy with the appearance and character of the local area and its scale, mass and design is not inappropriate.

(v) Impact on residential amenity of neighbouring properties

The main impact on the residential properties in North View and Moor Lane will be from vehicular traffic visiting the site. It is considered that the level of trips associated with
this proposal would not cause a detrimental impact but that any use of the access roads above those generated by 535.05 sq m would cause unacceptable noise and disturbance to residents.

A majority of the properties are on North View and South View and outside of the ownership and control of the applicant. The nearest residential property is on Moor Lane approximately 180 metres away. This distance coupled with the background noise of the A329(M) should be sufficient to mask any noise produced by the activities within the buildings. A condition can be imposed to limit external working with machinery to further ameliorate noise travel.

(vi) Access Implications

There are no access problems.

(vii) S106 Legal Agreement

In line with the Borough Council’s policies of seeking to limit the impact of development and make it more sustainable, at this point in time the following obstacles to the development going ahead should be addressed. Contributions are to be secured by Planning Obligations (created by S106 Agreement) for the following:

An agreed contribution towards integrated transport and highway safety measures within 3km of the site.

5) CONCLUSION

The proposal for a change of use of up to 535.05 sq m of floor space to B2 and B8 is not considered to unacceptably detract from the purposes of applying Policy EN9 as the scale, design and bulk of the buildings are in keeping with its surroundings and the uses would not cause significant environmental, road safety or traffic generation problems. With the conclusions of the Mayfield Farm (September 1991) Inspector in mind, proposals for about 500sqm are considered to be sufficiently 'small scale' as to reduce the overall impact of the proposed buildings on the countryside, and so remain in accordance with Structure and Local Plan principles for delivering sustainable development.

BFBLP Policy EN 9 and Government advice refers specifically to higher floor space limits which could potentially involve an intensity of use that could be individually or cumulatively harmful to land outside defined settlement boundaries (eg as a result of approving change of use to additional buildings). This could be a significant area of concern in relation to this site given its planning history. Any proposals for additional floor space on this site would therefore be strongly resisted as they would be contrary to policy.

The continued re-use of the buildings for 535.05 sq m of floor space of B2 and B8 purposes would not harm the open, rural and undeveloped character of the area and is therefore considered acceptable.

6 RECOMMENDATION
Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. i) An agreed contribution towards integrated transport and highway safety measures within 3km of the site.

That the Head of Planning and Building Control be authorised to APPROVE the application subject to the following condition(s):-

01. The development hereby permitted shall be carried out only in accordance with the following plans:
   Location plan 1:2500 12/06 - Employment Uses rec'd 8 Jan 07; and
   Unit Number plan 11/06 date stamped 08 Dec 2006
   (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.

02. Vehicle parking spaces shall be marked out in accordance with the car and lorry 1:500 parking plan date stamped 19 Jan 2007 within 1 month of the date of this permission. The spaces shall thereafter be kept available for parking at all times.
   REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of parking which would be a danger to other road users.

   [Relevant Plans and Policies: BFBLP M9;]

03. A cycle parking scheme for 5 spaces shall be submitted within 1 month of the date of this decision for consideration and expeditiously resubmitted so often is necessary until approved in writing by the Local Planning Authority and shall thereafter be retained.
   REASON: In the interests of accessibility of the development to cyclists.
   [Relevant Plans and Policies: BFBLP M9]

04. No external site lighting shall be provided.
   REASON: In the interests of the amenity of neighbouring property and the character of the area.

   [Relevant Plans and Policies: BFBLP EN15 and BSP EN5]

05. There shall be no external storage apart from on-site refuse storage.
   REASON: In the interests of the visual amenities of the area.

   [Relevant Plans and Policies: BFBLP EN8 and BSP DP6 and DP7]

06. The premises shall be used for B2 and B8 uses and for no other purpose including any permitted change to B1 use of the Schedule to the Town and Country Planning General Permitted Development (Amendment) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
   REASON: In the interests of highway safety and the amenities of adjoining properties to prevent increased vehicular activity.

   [Relevant Plans and Policies: None]
Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies EN8, EN9, EN20, EN22 and E4 and Berkshire Structure Plan: Policies DP6, DP7 and E3.
(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, EN22 and E4 and Berkshire Structure Plan: Policies DP7 and E3. The proposal will not adversely affect the character of the buildings, neighbouring property or area or significantly affect the amenities of neighbouring property.

Although the proposal is not considered to comply with BFBLP Policies EN8 and EN9 and BSP Policy DP6, the 535.05 square metres floor space proposed only slightly exceeds the permitted 500 square metres therefore in this case this does not warrant a different decision being taken. The planning application is therefore approved.

In the event of the S106 planning obligation(s) not being completed by 17 May 2007 the Head of Planning & Building Control be authorised to REFUSE the application on the grounds of:-

In the absence of a section 106 planning obligation to secure a contribution towards integrated transport and highway safety measures within 3km of the site the proposal is, therefore, unacceptable as the site lies in a location where the uses are contrary to Policies EN8 and EN9 of the Bracknell Forest Borough Local Plan and Policy DP6 of the Berkshire Structure Plan (2001-2016).

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