

Date Published: 17 April 2024



PLANNING COMMITTEE

18 MARCH 2024

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Kevin Gibbs
Executive Director: Delivery

Page No

Planning Applications

(Assistant Director: Planning)

**The conditions for public speaking have been met in the applications marked 'PS'.
For further information or to register for public speaking, please contact Customer
Services 01344 352000.**

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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
18th April 2024
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
23/00031/OUT

Bracknell Town Football Club Larges Lane Bracknell Berkshire RG12 9AN

AMENDMENT TO OFFICER'S REPORT

REPRESENTATIONS RECEIVED

One additional letter of objection has been received raising concerns over the impact of the proposal on schools and local NHS services and concerns over vehicular access from Larges Lane.

One letter of support has also been received which considers that the scheme reflects the wishes of Huntsgreen Court residents.

One further representation has been received from the applicant. As the applicant is unable to speak at the Committee, the applicant has requested that Members be made aware of the following:

Currently, there is an implementable planning consent for an entire apartment scheme. However, due to restrictions during the Covid pandemic the ability to engage with the local community was restricted but consultations with local residents have taken place since.

During this consultation, the residents neighbouring the site expressed their concerns about an all-apartment scheme. Their requests were accommodated in this current planning application.

Revisions to text

vii Affordable Housing

9.61 The development will deliver 35% on-site affordable housing provision in accordance with the current policy requirement of 35% and is therefore acceptable. This affordable housing will be secured through a S106 agreement. The mix of affordable housing is not yet agreed and will be secured through the S106 to ensure the size and type of affordable housing units reflects the Housing Needs Assessment.

9.69 A S106 Legal Agreement is required to secure the following as planning obligations:-

- o Affordable Housing - a minimum of 35% with a mix that generally reflects the type and size of market housing.
- o Community Facilities - a contribution towards new community facilities under construction at Time Square and / or other facilities capable of serving the site
- o Contributions towards off site active and passive Open Space of Public Value (OSPV) including the loss of existing provision
- o Biodiversity - The Council will look for a contribution towards monitoring the implementation and management of Biodiversity enhancements which are delivered on site and an obligation to maintain the provision for a minimum 30 years
- o Highways - A planning obligation will be required to secure completion of a s38 agreement for highway/foot/cycleway maintainable at public expense as well as to secure

the car club proposed by the applicant. A planning obligation will also be required to secure a S278 agreement for any off-site works proposed to the public highway. Contribution towards necessary Traffic Regulation Orders to serve the site.

o SuDS - A planning obligation will be required to ensure approval of a Drainage Strategy which should include a Design Specification and Implementation Strategy and a long-term Management and Maintenance Plan prior to commencing on site. A planning obligation will also be required to secure a SuDS monitoring contribution to monitor SuDS for the lifetime of the development (100 years).

Amended Condition 11

11. No development (other than that required to carry out remediation) shall commence until the approved remediation scheme (Geo-Environmental Report CRM.1265.021. GE.R.002.B) has been carried out in full accordance with its terms. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, and before any occupation of the development hereby permitted, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
[Relevant Plans and Policies: LP 58]

Item No: 6

23/00583/FUL

Former The Mango Tree 63 Church Street Crowthorne Berkshire RG45 7AW

Additional condition:

24. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the building, and entrances to the flats, in relation to a fixed datum point, 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 character of the area and to provide level access.
[Relevant Policies: BFBLP LP 50 and LP 38]

Amended informative:

02. The applicant is advised that the following conditions require discharging prior to commencement of development: 03, 04, 05, 10, 11, 16, 20, 24.

Item No: 7

23/00757/PAE

Manhattan House 140 High Street Crowthorne RG45 7AY Berkshire

AMENDMENT TO OFFICER'S REPORT

REPRESENTATIONS RECEIVED

One further representation has been received from the applicant. As the applicant is unable to speak at the Committee, the applicant has requested that Members be made aware of the following:

- o The application seeks determination of prior approval.
- o The application was valid on receipt as confirmed by the Council's letter of acknowledgement.
- o Plans showing the location, site layout and floor plans were submitted with the original application.

A plan showing revised parking layout - Dwg 159512-001 Rev A has been submitted and the layout has been considered by Andy Wells from the Highway Authority and found acceptable.

The parking layout provides;

- o 6no. resident parking spaces, plus 1no. visitor space.
- o Retains 2no. parking spaces for the retail unit.
- o The plan also identifies cycle storage and refuse storage areas.

Further plans have been received to assist Members at Committee which show:

- o Floor plans showing the total floor space of each dwelling unit.
- o Floor plans showing the dimensions and proposed use of each room.
- o Plans and elevations showing the position and dimensions of windows, doors and walls; and
- o The elevations of the dwellinghouses.

The applicant would like the Committee to be aware that the Environmental Health Officer has no objections to the proposal and that they have not been made aware of any amenity, or other issues or concerns by officers. Given the resolution of the parking layout to the satisfaction of the Highways Officer, they trust that Prior Approval is granted by the Committee.

AMENDMENTS TO RECOMMENDATION

03. No dwelling shall be occupied until:

(a) the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing (159512-001 Rev A) providing six car parking spaces for residents (marked with a blue circle on the approved plan), one visitor space (marked V on the approved plan) and two replacement spaces for the ground floor retail uses (marked R on the approved plan); and

(b) details of the signing for the spaces have been submitted to and approved in writing by the Local Planning Authority.

The spaces and turning areas shall thereafter be kept available for parking and turning and marked and signed for the approved uses at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: Bracknell Forest Local Plan policies LP25 and LP62]

04. The development shall not be occupied until six secure and covered cycle parking spaces have been provided in the locations identified for cycle parking on the approved plan (159512-001 Rev A) within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: Bracknell Forest Local Plan policies LP25 and LP62]

Informative(s)

01. Your attention is drawn to the conditions under Schedule 2, Part 3, Class MA, of the GPDO, which must be complied with. These include a requirement to complete the proposal within 3 years of the date of the prior approval and that any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

02. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area (SPA) cannot be approved under the Conservation of Habitats and Species Regulations 2017 (as amended) unless a planning obligation is entered into under Section 106 of the Town & Country Planning Act 1990 to ensure that the development has no adverse impact upon the SPA. Your development is located between 400m and 5km of the SPA. It is important to note that this decision does not override other legislation and therefore the applicant/owners of the land must still enter into a Section 106 planning obligation to provide financial contributions towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) as identified.

Please note that the offer of SANG capacity applies for 3 months from the date of the prior approval decision. If there is no application under the Habitats Regulations by then, the Council will reconsider whether or not to offer its SANG capacity for this development. In that event the developer must still make an application and secure a third party SANG solution by private contract and enter into a Section 106 Agreement with the Council to tie the purchased SANG capacity to the application.

03. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition took effect on 15 June 2022 for use in England. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.

Item No: 8

24/00141/PAE

One The Braccans London Road Bracknell Berkshire RG12 2XH

Application has been decided under delegated powers.
