

Date Published: 04 June 2019



PLANNING COMMITTEE

03 JUNE 2019

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers have been added to the agenda for the above meeting.

These were not available for publication with the rest of the agenda.

Kevin Gibbs
Executive Director: Delivery

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Planning Applications

(Head of 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
3rd June 2019
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
18/00758/FUL

Land At Tilehurst Lane Tilehurst Lane Binfield Bracknell Berkshire

ADDITIONAL REPRESENTATIONS RECEIVED:

Following the publication of the Committee Report, additional representations have been received from members of the public. These represent 36 additional objections, and therefore a total of 291 to the application, in view of some objections having already been made by the stated addresses.

The representations broadly refer to matters summarised in paragraph 6.2 of the Committee Report, with the exception of additional objection comments from the resident of Laburnums, outlined below:

Matter (i)

Contrary to what is stated within the Report, the proposal does not comply with CSDPD Policy CS7 and BFBLP 'Saved' Policy EN20.

As a response to this objection, the above policies relate to general design and residential amenity considerations relevant to development. As summarised in paras. 10.1 to 10.5 of the Report, the proposal does give rise to conflict with policies relating to development in the countryside (but this is overcome by the reasons stated), but does not give rise to harm in terms of general design, layout and amenity.

Matter (ii)

A Transport Report has been prepared by the objector, however this was received on the afternoon of 3 June 2019. The report summarises that the proposed development would result in an unacceptable impact on highway safety and that it has not been demonstrated that the proposed development would not lead to a severe residual cumulative impact on the road network.

This will be commented on within the presentation.

RECOMMENDED CONDITIONS:

- The following conditions should read as below:

14. No development (other than the construction of the vehicular access) shall take place until the vehicular access from Tilehurst Lane has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

32. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The approved scheme shall be complied with during construction.

REASON: In the interests of nature conservation
[Relevant Policies: CSDPD CS1, CS7]

38. No dwelling shall be occupied until details have been submitted to the Local Planning Authority confirming that provision has been made for the installation of superfast broadband (fibre optic) internet connections for the entire development.

REASON: in the interest of providing sustainable communications infrastructure.
[Relevant Policy: Binfield Neighbourhood Plan Policy CO1].

- The following additional planning condition is recommended to be imposed:

39. No development above ground level shall take place until details showing 20% of all vehicle parking spaces designed and constructed to be readily adaptable to provide electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

REASON: To ensure that the development is provided with car parking which accordance with the Parking Standards SPD (2018).

[Relevant Policies: CSDPD CS2, BFBLP 'Saved' Policy M9]

CORRECTION TO INFORMATIVES:

- In view of the above changes to recommended planning conditions, Informative 02 should read as follows:

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
8. Side Windows
9. Obscure Glazing
13. Hours of Construction
14. Site Access
15. Visibility Splays
16. Primary Footpath
17. Vehicle Parking
18. Garages & Car Ports
21. Boundary Restrictions
32. Bird Nesting
33. External Lighting (Biodiversity)
34. Water Usage
35. Energy Demand

Details will be required in respect of the following conditions before the commencement of above-ground works:

3. Materials
23. Site Lighting
39. Electric Car Charging Points

Details will be required in respect of the following conditions before the commencement of development:

4. Finished Floor Levels
5. Hard & Soft Landscaping
6. Boundary Treatments
7. Tree Protection
10. Acoustic Screening
12. Site Construction (Amenity)
22. Site Construction (Highway Safety)
25. FRA Strategy
26. Sewage Connection
28. Great Crested Newt Strategy

- 29. Wildlife Protection Plan
- 31. Biodiversity Enhancements
- 36. Archaeology Preparation
- 37. Archaeology Mitigation

Details will be required in respect of the following conditions before the occupation of dwellings:

- 11. Acoustic Windows
- 19. Cycle Parking
- 20. Bin Storage
- 24. Off-Site Highway Works
- 27. Flooding Verification Report
- 30. LEMP
- 38. High Speed Broadband

- In addition the following additional informative is recommended:

04. The details required to be submitted to the Local Planning Authority in respect of Condition 22 (Site Construction - Highway Safety) shall include provision for any necessary re-routing of construction traffic to reflect the hierarchy of the local transport network.

Item No: 7
19/00248/FUL
Street Record Fraser Road Bracknell Berkshire

ADDITIONAL REPRESENTATION RECEIVED

Additional objection comment from resident (Ms Morris - no address given) commenting:

This morning, a car travelling at a speed significantly higher than 30mph drove down Fraser Road towards Horsneile Lane. If someone was driving out of one of the proposed parking bays at this time, there would, without doubt, have been a serious collision of vehicles. It is not uncommon for cars to travel at speed on Fraser Road, especially at the weekend but also during the week.

ADDITIONAL INFORMATION RECEIVED

Details of kerb stops have been received following matter being raised by members at the committee site visit on 25.05.2019

AMENDMENT TO CONDITION

Condition 2 shall read as follows:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 March 2019, 1 May 2019 and 28 May 2019:

4817/ 326: Proposed layout

4817/ 326/ L: Landscape Proposal

4817/ 326: Proposed layout showing transition kerb and kerb stops

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