

Date Published: 10 September 2019



PLANNING COMMITTEE

15 0000 2019

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

(Head of Development 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
15th August 2019
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
17/00805/FUL
Lavenir Opladen Way Bracknell Berkshire RG12 0PH

CORRECTION TO OFFICER REPORT

Pg. 35 paragraph 9.21
(Drawing jw879-100)
(Drawing jw879-150 rev A)

Pg. 9.48
In accordance with the CIL regulations the application is not CIL liable.

AMENDMENT TO RECOMMENDATION

Pg. 54 Recommendation

Additional Condition

10. Prior to the commencement of development hereby permitted, the vegetation within the visibility splays shall be cut back to a minimum of 600 mm above the ground, to provide visibility splays of 2.4m by 70m; and thereafter maintained.

REASON: to ensure inter-visibility in the interest of Highway Safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

Item No: 6
18/00639/FUL
Conyngwood Mushroom Castle Winkfield Row Bracknell Berkshire RG42 7PL

CORRECTION TO OFFICER REPORT

Pg. 46 paragraph 9.2
Mushroom Castle is not unmade but consists of tarmac surface with loose grit and stone on the surface.

ADDITIONAL INFORMATION

For clarification Mushroom Castle is 130m in length (measured from the access from Chavey Down Road to the Gates of Conyngwood).

AMENDMENT TO RECOMMENDATION

Pg. 54 Recommendation
Condition 05.

No development shall take place until means of access has been constructed, and access / widening works undertaken along Mushroom Castle in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and given concerns about the right of the applicants to do works to Mushroom Castle, these works should be carried out prior to the construction of the dwellings.

[Relevant Policies: Core Strategy DPD CS23]

Condition 15.

Notwithstanding the submitted information no development (other than demolition) shall commence until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

Item No: 8

19/00318/FUL

ALDI 136 Liscombe Bracknell Berkshire RG12 7DE

ADDITIONAL COMMENTS AND AMENDMENT TO OFFICER REPORT

The first line of paragraph 9.13 should read 'The nearest residential units are situated above the Aldi store at first floor level'.

The Environmental Health Officer has provided additional clarification regarding predicted noise levels and comments that it is expected that the noise levels from the new plant will be substantially lower than the old plant at Temple Moore House. The consultant predicts a reduction of 10 dB equating to the noise being half as loud. This is a significant betterment on the existing conditions.

The noise levels inside the property are expected to be 31 dB with the windows open which is 1 dB higher than the 30dB recommended in the British Standard however it is likely that the residents will have been experiencing noise levels of 40 dB or more. With the windows closed the noise levels will be below the recommended noise levels.

Ultimately this application will result in an improvement in noise levels for the residents at Temple Moore House.

The predicted noise levels at 39-44 Liscombe will be similar to the current noise climate.

Therefore the second part of paragraph 9.13 of the officer report, on page 74 of the agenda, is superseded by the above.

For information:

A 1dB change in level is very small and would not be noticed in day to day life. It is just noticeable in perfect laboratory conditions.

A 3 dB change in level is generally just noticeable and is a small change in perceived level.

A 10 dB change in level is large and is perceived as a doubling or halving in loudness.

AMENDMENT TO RECOMMENDATION

Condition 02 should read:

The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 25.06.19 and 24.04.19:

Paladin Fence Detail no. 1703-P1 (Amended 25.06.19)

Existing and Proposed Elevation no. 1500-P3 (Amended 25.06.19)

Proposed site plan no. 1400-P5 (Amended 25.06.19)

Location Plan no, 1100-P4 (Amended 24.04.19)

Store Entrance Changes no. 1701-P5 (Amended 25.06.19)

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

Item No: 9
19/00658/PAR
11 Horndean Road Bracknell Berkshire RG12 0XQ

ADDITIONAL REPRESENTATIONS

Winkfield Parish Council have made an observation and noted the application has been submitted, however made no further comments.

3no. letters of objection which raise the following:

- The occupiers have already applied multiple times to change the use from A1 retail to A5 (hot food takeaway) serving Chinese food which is very concerning for the business of the shops already in this small parade. Since this was not successful, they are applying to open a fish and chip shop under A3 use. Once granted a license for this they intend to put mostly Chinese food onto their menu as they have been trying to open a Chinese takeaway already.
- There are already 2 shops serving hot Chinese food, and a third would have a very negative impact on the diversity of shops and the business of the existing shops.
- There is no restriction on the occupiers from serving Chinese food if they are granted A3 use.
- This series of 5 applications with changing titles is a complete farce and seems is now being expedited to ensure it goes to Committee on 15-8-19 before any parties has a chance to comment and the neighbour consultation expires.
- A poorly disguised attempt to open the Takeaway originally wanted.
- How will 'Takeaway as Subordinate business' be quantified/monitored to ensure it remains "subordinate".
- Another food unit is over provision and loss of potential for residents in a small block. Detrimental effects on the existing businesses if 3 of 4 units are takeaway.
- Potential for increased littering from takeaway.
- Strictly monitored constraints on no Takeaway, Chinese food or Licensed premise should be rigidly enforced and monitored if given A3, it's clearly an A5 in transparent disguise
- Planning appear to have shown bias on these applications and no regard to existing business or neighbours.
- The Applicant has shown continued blatant disregard to procedure, rules and regs of which Planning and Local Council are well aware.
- All comments, petitions from previous applications should be included and relevant.
- The applicants keep applying until they get the results they want.
- No respect to the neighbours or Council's voices.
- It is definitely wasting tax payer's money.
- How can be running as a restaurant which even has less seats than a Cafe.

Officer comments:

- *There will be a duty on the operator to ensure that rubbish/litter disposal does not result in adverse impacts outside the premises. Notwithstanding this, the proposal is for an A3 use where people would primarily eat in the premises.*
- *There have been 2 previous applications which have been withdrawn which were for a change of use of the premises to A5 takeaway use. This use was considered unacceptable in the parade where there are already 2 A5 takeaways units and following the Council raising this objection, these applications were withdrawn.*
- *This application is for an A3 use and must be considered on its own merits. Should the premises be used for another use in the future, the Council could investigate such a use to ascertain whether there are any breaches of planning control.*
- *The application is being reported to Planning Committee on 15 August, however any letters of representation will be taken into account and any decision cannot be issued until the end of the consultation period.*
- *The Council can only consider representations made as part of the current application.*
- *The Applicant has undertaken works without first obtaining the necessary permissions. The Council's enforcement team have undertaken investigations into alleged breaches of planning control and taken action where necessary. The unit to date has not been brought*

into any use. Any works undertaken by the Applicant have been undertaken at their own risk and expense.
