

Date Published: 18 June 2020



## **PLANNING COMMITTEE**

**18 JUNE 2020**

### **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

**Page No**

### **Planning Applications**

(Head of Development Management)

**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 June 2020**  
**SUPPLEMENTARY REPORT**

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**Correspondence received and matters arising following preparation of the agenda.**

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**Item No: 05**  
**19/00900/FUL**  
**Brackworth Broad Lane Bracknell Berkshire RG12 9BY**

Amendment to recommendation

The wording of the following conditions have been updated:

12. Prior to the occupation of any of the dwellings approved in this permission, the existing access to the site from Broad Lane (with the exception of the bin collection point) shall be closed and a footway/verge provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The access onto Broad Lane (with the exception of the bin collection point) shall remain closed and the reinstated footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

20. Prior to the occupation of any of the dwellings approved in this permission, the access, footpaths and parking areas as shown on the approved plans shall be constructed from permeable concrete block paving.

REASON: To prevent the increased risk of flooding

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**Item No: 06**  
**19/01031/FUL**  
**Land To Rear Of Eggleton Cottage and Poplar Cottage Chavey Down Road Winkfield Row Bracknell Berkshire RG42 7PN**

Amendment to report

The following sentence in Paragraph 9.11 should read minimum and not maximum:

'The separation distance between the rear elevations of these two storey dwellings and that of the proposed new dwelling would be at its maximum, 21.5m.'

The Parish Council maintain their objection as outlined under paragraph 6.1.

Amendment to recommendation

Condition 2 updated to 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 10.12.20.19, 12.03.2020 and 28.02.2020:

Location Plan, OS map 1:1250

Site Plan, drawing no. 19-067-4D

Proposed elevations and floor plans, drawing no. 19-067-5

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

Condition 4 updated to read as follows:

04. The dwelling hereby permitted shall not be occupied until hard and soft landscaping, including boundary treatment and other means of enclosure, and replacement planting for any vegetation removed to provide access during construction, has been provided for that dwelling in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

All trees and other plants included within the approved details shall be healthy, well- formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.

Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies, BFBLP EN2 and EN20, CSDPD CS7]

Condition 10 updated to read as follows:

10. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. The suppliers should also be informed, in advance, of the delivery vehicle size restrictions. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and highway safety.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

Following additional conditions are recommended:

15. During the construction period, the following restrictions on vehicle types and movements associated with the development shall be adhered to:

- (a) no vehicle larger than 7.11m in length or 2.5m in width associated with the development shall be permitted to access the site or turn from B3017 Chavey Down Road into Mushroom Castle.
- (b) no vehicle associated with the development shall be permitted to reverse onto the main eastwest alignment of Mushroom Castle, either from the north-south stub serving the development nor from B3017 Chavey Down Road.

REASON: In the interests of highway safety and amenity of access to neighbouring properties  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

16. No noisy work, including but not exclusively, operating heavy machinery, use of power tools or piling, relating to the development hereby approved, including works of demolition or

preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or public holiday.

REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

The following informative added:

05. The applicant is advised that in order to fully comply with details contained under condition 11, the planting adjacent to the private road may be required to be cut back.

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**Item No: 07**  
**20/00022/FUL**  
**39 Yorktown Road, Sandhurst, Berkshire GU47 9DU**

This item has been deferred pending receipt of additional information.

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**Item No: 08**  
**20/00155/FUL**  
**Wyevale Garden Centre, Forest Road, Binfield, Bracknell, RG42 4HA**

REPORT

After para. 9.66 insert new paragraphs:

Traffic Generation

The Highways Authority has undertaken a trip generation comparison of the proposed residential use for 20 dwellings and the former Wyevale Garden Centre. This concludes that the proposed 20 dwelling residential scheme would result in a net reduction in trips compared with the former garden centre use of the site.

This analysis is based on data for a typical weekday. For weekend days, it is likely that the garden centre would have had a greater number of trips and the residential development would result in fewer or a similar number of trips over the day to a weekday and thus the net reduction on a weekend day is likely to be larger.

AMENDMENT TO RECOMMENDATION  
(amendments underlined)

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

- A contribution towards community facility improvements at Farley Hall Community Centre
- Management and maintenance plan for on-site open space (and commuted sum if developer wishes to transfer open space to Council for future maintenance and management)
- Contribution towards Active OSPV for improvements to tennis facilities at Farley Wood Centre
- SuDS specification and Maintenance and Monitoring Scheme including monitoring contribution
- S278 agreement to secure minor improvements to pedestrian footway on the northern side of Forest Road and improved road markings along Forest Road in the immediate vicinity of the site access.

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:

Condition 2 amended to refer to:

5

20-J3173 – 10 Plot 6 and 7 Elevations received 02.03.2020  
20-J3173 – 11 Plot 6 and 7 Floor Plans received 02.03.2020

Condition 06 amended to read:

Notwithstanding the provisions of Part 1 Class F of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no hard surface shall be provided for any purpose within the curtilage of any dwellinghouse.

REASON: In the interest of the health of nearby trees.

Condition 08 amended to read:

The following first-floor windows of the dwellings hereby permitted, shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight: i) South-facing elevation to Plots 5, 8, 14 and 16 ii) East and west elevations to Plot 10, iii) North-facing elevation to Plot 15. Any replacement windows shall be glazed and fixed to this standard, and retained as such.

REASON: In the interests of the amenity of future occupiers

Condition 09 amended to read:

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

REASON: In the interests of the amenities of future occupiers.

Condition 10 to be reworded to read:

'... If required by the approach identified in the approved remediation scheme:  
5. Long Term Monitoring and Maintenance..'

Condition 13 reworded to read:

The development hereby permitted shall be implemented in accordance with the submitted Energy Statement prepared by JSP Ltd Sustainability dated February 2020 and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Statement. No dwelling hereby permitted shall be occupied until the renewable energy has been installed in accordance with the approved Energy Statement and thereafter it shall be retained and maintained as approved.

Condition 15 reworded after b) to read:

'...No dwelling hereby permitted shall be occupied until the historic wall has been repaired in accordance with the details thus approved'.

Condition 28 reworded to read:

No development shall take place until:

(a) details of the location and proposed construction of 5 visitor car parking spaces, and  
(b) details of the signing for the visitor car parking spaces, including how any electric vehicle enabled visitor spaces will be signed so as to make clear that spaces are available to all vehicle types

have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the visitor car parking spaces have been provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

Condition 32 reworded to read:

'No dwellings hereby permitted.....'

Condition 37 be reworded to read:

'No dwelling hereby permitted shall be occupied until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.....  
No dwelling hereby permitted shall be occupied until the LEMP has been implemented in accordance with the approved details'

Condition 38 be amended to remove brackets to read:

No dwelling hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting, including details of lighting units, levels of illumination, and hours of use. No lighting other than domestic security or garden lighting installed in individual dwellings shall be provided at the site other than in accordance with the approved details. The development shall be carried out in accordance with the approved scheme.

Condition 40 be amended to read:

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority in accordance with the rates set out in the Odyssey FRA dated February 2020, FRA Addendum 1 dated February 2020, and FRA Addendum 2 dated May 2020.

These shall include:

Results of intrusive ground investigations demonstrating the depth of the groundwater table with suitable allowances for seasonal variations.....

Condition 41 amended to read:

'No dwelling hereby permitted shall be occupied until the sustainable drainage scheme for this site has been implemented in accordance with the submitted details.....'

Condition 42 amended to read:

No dwelling hereby permitted shall be occupied until a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, has been submitted to, and approved in writing by, the Local Planning Authority.

An additional condition (No.43) be added, to read:

43. No development shall take place until details of the locations and infrastructure which will be provided to enable at least 20% (1 in 5) of all residential and visitor parking spaces to be readily adaptable to provide electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the electric vehicle enabling infrastructure has been provided in accordance with the approved details. The electric vehicle enabling infrastructure shall thereafter be retained.

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: Parking Standards SPD, BFBLP M9, Core Strategy DPD CS23]

Informative 03 be amended to include:

43. Electric Vehicle Charging

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**Item No: 09**  
**20/00195/FUL**  
**2 The Close Ascot Berkshire SL5 8EJ**

Amendment to recommendation:

Condition 2 amended to read:

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received by the Local Planning Authority:

Site Location Plan (1:1250) - Received 3rd April 2020  
Block Plan (1:500) - Received 3rd April 2020  
Elevations - Drawing Number: 30 D - Received 1st June 2020  
Proposed First, Second and Roof Plans - Drawing Number: 32 A - Received 1st June 2020  
Proposed Ground Floor Plan - Drawing Number: 31 - Received 1st June 2020  
Tree Planting Plan - Drawing Number: TPP-1 - Received 3rd April 2020  
Tree Protection Plan - Drawing Number: TPP-01 - Received 3rd April 2020

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

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**Item No: 11**  
**20/00266/FUL**  
**Sunnymead Jocks Lane Bracknell Berkshire RG42 1SU**

Amendment to recommendation:

Condition 3 amended to read:

3. The proposed development shall be built in accordance with the materials submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these materials:

Cedral (Marley Eternit) Cedral Lap Wood Weatherboard in Silver Grey  
Marley Acme single camber clay plain tile in mixed brindle.  
Vandersanden Maltings antique (135) bricks

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

Condition 10 amended to read:

10. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works or lane widening to the front of the site. The dwellings shall not be occupied until the off-site highway or lane widening to the front of the site have works have been completed in accordance with the scheme. The development shall be carried out in accordance with the approved details.

REASON: In the interests of highway safety.  
[Relevant Policy: CSDPD CS23]

A landscaping condition is to be added:

Condition 15

15. No dwelling hereby permitted shall be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided for that dwelling/ building in accordance with the approved landscaping plan (10-0B-7 and 10-0B-6) and soft landscaping specification and maintenance document.

All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

All trees and other plants included within the approved details shall be healthy, well- formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.

Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area. [Relevant Policies, BFBLP EN2 and EN20, CSDPD CS7]

The informatives are as follows:

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
3. Materials
4. Obscure glazing
5. Obscure glazing
6. Side facing windows
7. Means of access
8. Parking
9. Cycle parking
10. Gates
11. Construction management
12. Tree protection
13. Mitigation
14. SuDS
15. Landscaping

The applicant is advised that the following conditions require discharging prior to the occupation of any dwelling:

11. Off-site highway works

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your

responsibility to check that there are no covenants or other restrictions that apply to your property.

05. The applicant is advised of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

05. The applicant should note that the Bracknell Forest Council's Street Works Team should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

06. Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures, in the watercourse.

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**Item No: 12**

**20/00284/3**

**A3095 Crowthorne Road, North Of Golden Retriever Bracknell Berkshire**

Amendment to report

Paragraph 9.4 amended to include:

A landscaping scheme has been provided which provides sufficient soft landscaping and tree planting to mitigate the impact of the proposed fencing. This landscaping scheme shall be secured by planning condition.

Amendment to recommendation

Condition 2 amended to read:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:

- Fencing Layout Plan Sketch
- Image of a Timber Acoustic Fence
- Landscaping Scheme

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

Condition 4 amended to read:

04. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting

season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

Informative 2 amended to read:

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

1. Time limit
2. Approved plans
4. Soft landscaping

The applicant is advised that details of the following condition are required to be submitted prior to the commencement of development:

3. Materials

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**Item No. 13**

**20/00329/PAV**

**295 Yorktown Road College Town Sandhurst Berkshire GU47 0QA**

This item has been withdrawn from the Agenda.

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