

Date Published: 21 January 2021



PLANNING COMMITTEE

21 JANUARY 2021

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 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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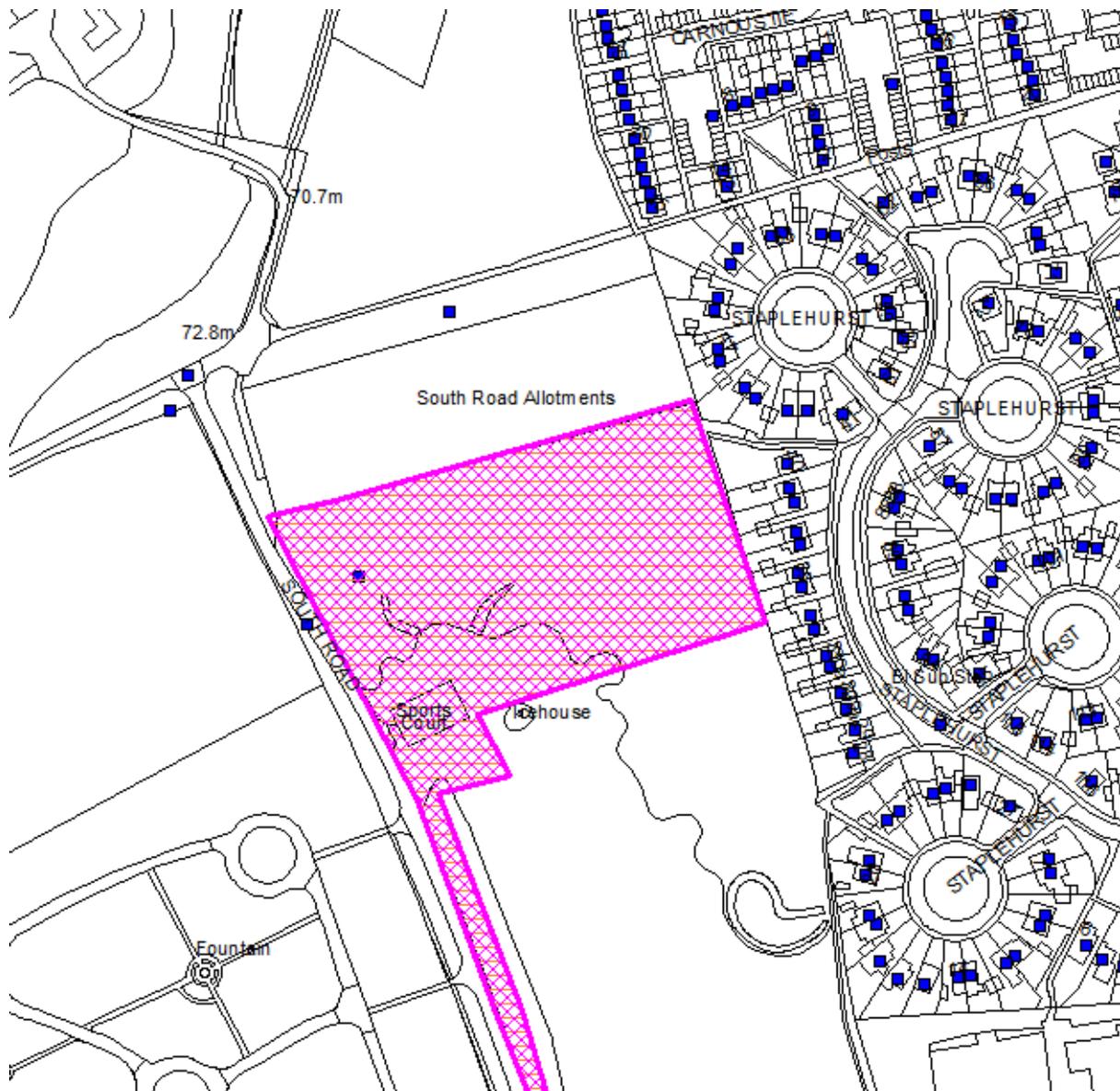
Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
21st January 2021
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 05
20/00573/FUL
Land South of Allotment Gardens and East of Downshire Driving Range

Amended location plan



SUDS Officer

Following discussions on the previous application with the LLFA a revised scheme has been submitted and presented in the Earth Environmental FRA Rev C. This includes BRE365 infiltration testing and an interpretative geotechnical report confirming that infiltration is viable in the northern area of the site.

The drainage strategy includes Green Roofs as shown on Tony Day Architecture Drawing 3498/20 Rev C and permeable geocellular storage. The site also includes a filter strip to provide water quality benefits.

Amendments to report

5.1 This full application proposes the erection of a part single/ part 2 storey building with the building providing accommodation at ground floor and lower ground floor levels. A total of 62 car parking spaces are shown with 48 being general parking spaces, 6 disabled spaces and 8 drop off parking spaces. 40 cycle parking spaces are shown along the northern edge of the building.

6.2 A total of 1234 representations have been received. 320 of these representations are in support of the application, with the remaining objecting to the application. Three petitions have also been received objecting to the proposal with 22, 247 and 30 signatures.

7.3 Biodiversity Officer – Objects to the proposal on the basis that:

- The proposals would result in loss of woodland priority habitat in conflict with the purposes of its conservation as a Habitat of Principal Importance;
- The application does not demonstrate it would achieve protection and long-term conservation of Species of Principal Importance;
- The application does not demonstrate that it would protect or achieve net gain for biodiversity; and
- The proposals would result in a reduction of green infrastructure that would reduce the resilience of the ecological network at this location.

8.1 Other publications

Bracknell Town Neighbourhood Plan

Loss of open space

9.31 The Bracknell Town Neighbourhood Plan is also a material consideration. The Plan designates this open space as a Local Green Space. Policy EV3 states that any proposals for built development on these Local Green Spaces must be consistent with policy for Green Belts and will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space. The Bracknell Town Neighbourhood Plan has now been through examination and the aim of the policy is consistent with the NPPF and as such it is considered that it should be given significant weight.

9.32 The development plan policies and Policy EV3 of the Bracknell Town Neighbourhood Plan relating to recreation and Local Green Space refer to a general presumption against development of open space, sports and recreational buildings and land, including playing fields. Both para 101 of the NPPF and Policy EV3 refer to assessing development within Local Green Space as consistent with policies to protect the Green Belt.

Amended reason for refusal.

02 The proposal would result in the loss of existing open space at Great Hollands Recreational Park which is not proposed to be replaced. Whilst alternative sports and recreational provision is proposed, it has not been demonstrated that the benefits of the proposed development would clearly outweigh the loss of the current use. As outlined in the Bracknell Forest Open Space and Sports Study (August 2017), the site clearly serves its purpose as an open space that provides for sports and recreation. The proposal is therefore contrary to policy CS8 of CSDPD, 'Saved' policy EN8 of the BFBLP, policy EV3 of the Bracknell Town Neighbourhood Plan and the NPPF.

Item No: 06

19/00327/FUL

Land At South West Of Abbey Place Abbey Place Warfield Bracknell Berkshire

ADDITIONAL REPRESENTATIONS

Three additional responses have been received from occupiers of Old Farmhouse Row (nos. 2 and 3) and Abbey Place (no. 19) and reporting objections to the development on the following grounds:

i) The impact of the construction process on the safety of existing residents of Abbey Place due to the movement of construction vehicles (particularly adjacent to Old Farmhouse Row given the width of the access) and the dirt, dust and noise associated with the development of the site.

Response:

The impact of construction activity and associated traffic was raised as an objection by residents and reported to the Planning Committee in September 2020. The Highway Authority reported no objection to the development subject to conditions, including the submission of a Construction and Environmental Management Plan. The recommendation to the Committee is unchanged and this condition would be included.

ii) The supplementary report to the Planning Committee on 10th September 2020 under "additional representations received" point ii. This site was first identified for development in the Core Strategy, adopted in February 2008. The Chief Executive in his stage 3 response (addressed to my neighbour Mrs Hilary Seth) reiterates that "The Planning Committee report is quite clear that the development forms part of the wider Warfield allocation and its relationship with Newell Green and Abbey Place, including Old Farmhouse Row (para 9.6 of the report). However, the plans within the Core Strategy (Map 3); the Site Allocations Local Plan (Map 1) and the Bracknell Forest Policies Map 2013 are too small to ascertain precisely area for development. Furthermore the brochure development on behalf of Kitewood, Millgate and Harrow Estates show the field behind Old Farmhouse Row being excluded from the proposed development. This would suggest that the field was never part of the Core Strategy Plan, but rather an assumption was made that anything not already build on was to be included.

Response:

The land to the rear of Old Farmhouse Row does fall within the Warfield allocation.

The Bracknell Forest Borough Core Strategy (2008) established the principle of Warfield as an area of growth.

This was developed further through the Bracknell Forest Site Allocations Plan (July 2013) (SALP) (Policy SA9) refers. Policy SA9 sets out specific guidance in respect of the development of the Land at Warfield. Map 7 in support of Policy SA9 illustrates how the development of land at Warfield will abut the existing built up area boundary.

The SALP is supported by the Warfield SPD (Feb 2012) and the Area 1 Masterplan. These documents show how the development area for Warfield extends to the rear of Old Farmhouse Row. The boundary to the development area is shown in paragraph 7.1 of the report to the Planning Committee on 10th September 2020 (Plan 1 refers)

The land subject to the current application falls within the strategic allocation of land at Warfield but it was excluded from the development of land at Newell Green in 2018.

iii) Refers to the complaint which is being dealt with through the Council's complaint procedure and is of the view that correct procedures have not been followed in the case since it is being referred back to Committee due to the consultation issues. Previous objections to the development are reiterated:

a) The access road through Abbey Place is not wide enough to support additional traffic moves or the construction traffic that will come through it. It is not wide enough at points for two cars to pass.

b) Consideration has not been given to the safety of pedestrians and residents of Old Farmhouse Row in opening up the access road as there is no pavement and adequate lighting.

c) The road is private and maintained by the residents who form the Management Committee. To deflect this issue by saying it is a Management Company issue is simplistic and missing the point. The decision has disadvantaged the existing residents and created problems where none existed previously and thereby handed an advantage to the developer. The Council should not approve public access to pedestrians and cyclists through a privately maintained, unadopted road that is solely in the interests of the Authority meeting its own objectives for the connectivity to the wider developments.

Response:

The question of consultation is not subject to the current complaint. The reason for the additional consultation is set out in paragraph 1.1. of the current report.

With respect to the matters raised in points a) - b) the access road is designed as a shared surface and its width is in accordance with highway standards as set out in paragraph 9.16 of the report to the Planning Committee on 10th September 2020. With respect to point c) the question of access over land subject to a Management Committee, is a matter between the residents and Millgate. If the access, along with the highway within the development, is put forward for adoption as public highway by Millgate, the existing maintenance liabilities for residents would cease and the responsibilities would fall to the Council as Highway Authority.

Item No: 07

20/00599/FUL

Snaprails Lodge 2 Wellington Road Sandhurst Berkshire GU47 9AN

ADDITIONAL INFORMATIVE

Informative no. 6:

Condition 7 relating to hard and soft landscaping should include a replacement tree to compensate for the loss of a tree identified as T6 in the submitted document - Arboricultural Impact Assessment/Arboricultural Method Statement by Challice Consulting Ltd.

Item No: 08

20/00629/FUL

Nordx House, 4 The Western Centre, Western Road, Bracknell, Berkshire, RG12 1RW

AMENDMENT TO OFFICER REPORT

Paragraph 9.28 is proposed to be amended to replace the second sentence with: "The tree provides important softening to the street and can be retained subject to compliance with the

mitigation and construction measures contained within the tree information provided with the application. This is proposed to be secured by condition 10.”

AMENDMENT TO RECOMMENDATION

Condition 8 is amended to read:

The development shall not be brought into use until a scheme has been submitted to and approved in writing by the Local Planning Authority showing the number and location of Sheffield stands to be provided both internally and externally within the building. The facilities shall be provided prior to the development being brought into use and thereafter be retained.

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

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23, NPPF paragraph 108]

Condition 9 is amended to read:

Within 3 months of the development being brought into use a Full Travel Plan in general accordance with the approved Framework Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. Within 1 month of its approval, the Full Travel Plan shall be implemented and monitored for at least a 5 year period following commencement of the development hereby permitted with travel surveys undertaken every 6 months, in summer and winter, throughout the 5 year period. The Travel Plan shall be developed and maintained to the satisfaction of the Local Planning Authority throughout this period.

REASON: To promote Travel Planning in the interests of encouraging sustainable alternative modes of travel.

[Relevant Policies: Core Strategy DPD CS23 and CS24, NPPF paragraph 111]

Condition 10 is amended to read:

During the construction of the pedestrian path identified on dwg 2803 002 REV P12 the works described within the Technical Note produced by Landarb Solutions (ref LAS_182) dated 09.11.2020 shall be complied with in full.

REASON: In order to alleviate any adverse impact on the root system and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informative 02 is 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, 2, 3, 6, 7, 10

Informative 03 is amended to read:

The development cannot be brought into use until the following conditions have been discharged: 4, 5 and 8. Condition 9 is required to be discharged within 3 months of the development being brought into use.

Item No: 9

20/00772/FUL

42 Walsh Avenue, Warfield

This application has been deferred pending the receipt of additional information.

Item No: 10

20/00742/3

**Farley Wood Community Centre Turnpike Road Binfield Bracknell Berkshire RG42
1FW**

AMENDMENT TO RECOMMENDATION

Condition 4 amended to read:

04. The lighting columns and associated floodlights hereby permitted shall not be illuminated before 8am or after 9:30pm on any day.

REASON: In the interests of the neighbouring properties and biodiversity.

[Relevant Policies: BFBLP EN20 and EN15]
