

**BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE - ADVISORY
15th July 2021
SUPPLEMENTARY REPORT**

Correspondence received and matters arising following preparation of the agenda.

Items 05-12

Section 2 entitled "Reason for reporting application to Committee" of all of the reports contained in the agenda should refer to the Advisory Planning Committee and not the Planning Committee.

Item No: 05

20/00001/FUL

The Royal Hunt 177 New Road Ascot Berkshire SL5 8PU

ADDITIONAL REPRESENTATIONS

1no. additional letter of objection received which states the following:

- Reducing the number of dwellings by one is an insult. Still overdevelopment of site.
- Not enough car parking for amount of cars.
- The Oak Tree in the garden must remain. It is subject to a T.P.O.
- This should be a community pub, not more flats. The Council could help in promoting a community pub/coffee shop and if the library in Fernbank Road is at risk of closing, the pub could become the local library run by volunteers possibly?
- There are enough flats in the road already and the buses have difficulty getting through stopping at the bus stops.

AMENDMENT TO RECOMMENDATION

Paragraph 11.1 should read:

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:

i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA

ii. (a) ensure a Highways Act S278 agreement is entered into for:

(i) the vehicular access formation onto New Road, including reinstatement of sections of dropped-kerb which are no longer required back to full-height kerb;

(ii) the pedestrian access formation onto King Edwards Road; and

(b) for the applicant to pay legal costs associated with reviewing and advertising amendment of the parking restrictions Traffic Regulation Order, to extend double yellow line provision across the site frontage onto New Road, and paying the costs of implementing the revised Traffic Regulation Order subject to this being successful.

That the Assistant Director: Planning be recommended to APPROVE the application subject to the following conditions amended, added to or deleted as the Assistant: Director: Planning considers necessary: Conditions 1 to 28 as set out in the report.

Amendment to condition

The wording of condition 15 has been amended as follows:

The development hereby permitted shall not be occupied until the associated vehicle parking and turning space for 9 vehicles has been surfaced with a bound or bonded material and marked out in accordance with the approved plans. The spaces shall thereafter be kept available for parking and turning at all times. One space shall be allocated to each flat and one space shall be marked and signed as a visitor parking space for the use visitors to any of the flats hereby permitted.

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: BFBLP M9, CSDPD CS23]

Item No: 06

21/00317/PARC

Parkfield House Cambridge Road Crowthorne Berkshire

AMENDMENT TO RECOMMENDATION

Paragraph 11.1 is amended to read:

11.1 That the Assistant Director: Planning be recommended to grant prior approval subject to the following conditions:-

Item No: 07

21/00545/RTD

Telecommunications Mast Calfridus Way Bracknell Berkshire

ADDITIONAL INFORMATION

Update to Section iv. Highway safety

Comments from the Highways Authority have been received.

The proposed development would be located outside of the required sightlines for vehicles at the stop line at the junction between Calfridus Way and Ralphs Ride.

The proposed development would be within a historic adopted sightline, which was based on Design Bulletin 32 (DB32) and its companion document - Places, Streets and Movement. This was replaced in 2007 by Manual for Streets (MfS). As the proposed development is located outside of the sightlines set out in MfS, there is no highway reason to refuse the application.

In the event of prior approval being granted, the siting of the equipment within a historic sightline may however not receive the support of the Highway Authority and a licence to implement the development. This is a process outside of the remit of the Local Planning Authority. An informative can be added to address this point.

Maintenance of the installation

Maintenance vehicles tend to be no larger than Ford Transit van size, only one vehicle would be usual. There would be no requirement to park next to the telecom installation, the engineer would park in a suitable location and access the site on foot. There is unrestricted parking on Calfridus Way and other roads in the vicinity. The frequency of site visits is estimated to be no more than twice a year.

An informative is recommended that states during maintenance visits, the parking of vehicles related to the maintenance of the equipment should be parked lawfully and not be parked on the verges adjacent to the equipment or on the footways within Calfridus Way or Ralphs Ride. This is to ensure highway safety for all users is maintained.

CORRESPONDENCE RECEIVED

Bracknell Town Council raise no objection to the proposal.

1no. additional letter of objection received which states the following:

- Impact on house prices.
- Impact on health and well-being
- Impact on wildlife

AMENDMENT TO RECOMMENDATION

Paragraph 12.1 should read:

12.1 Prior approval is required and that the Assistant Director: Planning be recommended to grant prior approval for the siting and appearance of the development subject to the following conditions - conditions 1 and 2.

Additional informatives to be added after informatives 1 and 2

Informative 3

3. The siting of the equipment is within a historic sightline and may therefore not receive the support of the Highway Authority and a licence to implement the development.

Details of how to apply for a licence can be found using the link below:

<https://www.bracknell-forest.gov.uk/roads-parking-and-transport/roads/roads-and-street-works-licences>

Informative 4

4. During maintenance visits, the parking of vehicles related to the maintenance of the equipment should be parked lawfully and not be parked on the verges adjacent to the equipment or on the footways within Calfridus Way or Ralphs Ride. This is to ensure highway safety for all users is maintained.

Item No: 08

20/00622/FUL

Land North of Cain Road Bracknell Berkshire

AMENDMENT TO RECOMMENDATION

11. RECOMMENDATION

That the Assistant Director: Planning be recommended to APPROVE the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

Additional Informative

04. Any damage to the adopted highway verge, footway, or carriageway resulting from the installation, maintenance, replacement, or removal of the hoarding shall be rectified and the damaged verge, footway, or carriageway reinstated and made good by the applicant. The

Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk , to agree the reinstatement and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

Item No: 09
21/00008/3
Street Record Aysgarth Bracknell Berkshire

AMENDMENT TO RECOMMENDATION

Paragraph 11.1 is amended to read:

11.1 That the Assistant Director: Planning be recommended to APPROVE the application subject to the following conditions:

Item No: 10
21/00276/OUT
Land To The Rear Of Rendcombe Terrace Road South Binfield Bracknell Berkshire
RG42 4DN

AMENDMENT TO RECOMMENDATION

Paragraph 11.1 is amended to read:

11.1 Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:.....

That the Assistant Director: Planning be recommended to APPROVE application 21/00276/OUT subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

Condition 4 is amended to read:

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

- Site Location Plan (003-1) - Received 14.04.21
- Site Plan (004-1 Rev C) - Received 06.07.21

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

Item No: 11
21/00459/3
Site of Former Blue Mountain Golf Club and Conference Centre Wood Lane Binfield
Bracknell Berkshire RG42 4EX

AMENDMENT TO REPORT

7. SUMMARY OF CONSULTATION RESPONSES

Highways

Changes made to the access are acceptable and show that a road width of 4.8m can be achieved. Conditions are required to ensure the final design of the car park is submitted and approved to ensure that an adequate radius is provided at the inbound junction. Changes to the markings from the existing school drop off car park to give priority to the access road to the site will provide a safer arrangement than the existing arrangement.

Conditions are required to ensure that details of construction of the car park are submitted and approved to ensure that the construction depth is suitable for all vehicles that may use the car park. Visibility splays from both junctions of 2.4m x 43m will be required. These can be conditioned. Providing sightlines will require the removal of some boundary hedging and replacement hedging can be conditioned.

Parking is considered to be acceptable and meets the requirements for the health facility. A total of 59 car parking spaces will be required to serve the health facility which will leave 8 spaces available for the community facility. Parking standards for community facilities are considered on a case by case basis. Evidence has been submitted of the likely trip generation from surveys of similar sites which indicates that the actual demand from the GP surgeries is likely to be less than the 59 spaces required by the car parking standards. Parking accumulation for both uses will peak at 45 spaces in the mid morning period so there is likely to be a greater amount of parking available for the community use at the morning peak time. During a large part of the day and outside of school peak periods there is the ability for visitors to use the drop off car park from Forest Road and walk to the community facility. There is also expected to be the opportunity for parking to use the drop off car park within the school site outside of peak school times. This car park has 66 spaces within it which should provide ample capacity for general day to day use if required and should large events occur at the community centre at evenings and weekends then it could serve as an overflow car park. This can be secured through a condition to secure a car park management plan.

The site is located very close to the new development on Blue Mountain and users from the residential development are expected to arrive on foot or by cycle as there are good direct connections from the internal roads that will be quicker for residents to use. This may help reduce the demands on parking from both uses proposed.

Pedestrian access to the site is acceptable.

Trip rates are not anticipated to create operational problems at the junction of Wood Lane and Temple way.

Tree Service

The site is not covered by a TPO. The additional car parking area on Wood Lane includes 5 trees and the provision of the car park would potentially affect 2 trees on the site. The Tree Service has no objection to the loss of these trees subject to their replacement.

Biodiversity Officer

A day roost for a Common Pipestrelle was identified prior to the demolition of the building. A new roost access should be provided within the proposed building and this can be secured by condition.

Tree T2 will be lost within the proposed additional car park on Wood Lane. Tree and hedgerow replanting is required to compensate for this. Lighting of the additional car parking area could affect the wildlife corridor for nocturnal species and justification and a lighting contour plan should be provided to assess the possible impact of lighting on bats.

Travel Plan Officer

The submitted Travel Plan covers staff at the centre, but measures should apply equally to visitors and users of the centre. The car park should be managed to ensure parking spaces intended for users of the centre are not taken up by staff. An updated Travel Plan will be required following occupation of the site.

Drainage Officer

A Flood Risk Assessment and drainage strategy have been submitted to support the scheme. The redevelopment of this site was allowed for in the design of the overall drainage scheme and restriction to existing runoff rates and pollution controls are key. The scheme is to incorporate tanked permeable paving in order to meet the pollution criteria.

Whilst FSR rainfall has been used in the calculations and this is not generally not acceptable, the existing drainage strategy for the school area was designed based on this rainfall and as such it is appropriate, in this instance only, to have reverted to the historic rainfall data.

AMENDMENT TO RECOMMENDATION

11. RECOMMENDATION

The Assistant Director: Planning be recommended to APPROVE the application at the end of the 21 day notice period if no additional objections (on grounds that have not already been considered) are raised subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18.05.2021, 25.05.2021, 08.06.2021 and 07.07.2021.

CMU-21145 REV A
001241-ADP-00-ZZ-DR-A-1202/S2P2
001241-ADP-00-ZZ-DR-A-1201/S2P4
001241-ADP-00-ZZ-DR-A-1200/S2P4
001241-ADP-00-01-DR-A-1026/S2P15
001241-ADP-00-00-DR-A-1025/S2P16
001241 - ADP-00-ZZ-DR-A-1301 REV S2 P2
001241 - ADP-00-ZZ-DR-A-1300 REV S2 P2
001241 - ADP-00-ZZ-DR-A-1211 REV S2 P2
001241 - ADP-00-00-DR-L-1901 REV S2 P1
001241 - ADP-00-00-DR-L-1900 REV S2 P1
001241 - ADP-00-00-DR-A-1025 REV S2 P14
001241 - ADP-00-00-DR-A-0904 REV D1P9
001241 - ADP-00-00-DR-A-0902 REV S2 P2
001241 - ADP-00-00-DR-A-0900 REV S2 P2
CD0321 - CRD-ZZ-XX-DR-E-7201 REV D1-P02

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

03. No development above slab level shall take place until samples of the materials to include bricks, canopy treatment, cladding and louvres to be used in the construction of the external surfaces of the development hereby permitted 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 visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The development hereby permitted shall not be begun 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, including any phased car parking during the construction period
- (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. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority and these shall be provided before any works start on site.

. REASON: In the interests of amenity and road safety.

05 The development hereby permitted shall not be occupied until a detailed scheme of proposed tree planting and hedgerow planting to replace trees and hedgerow to be removed has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted: -

- a) Full planting specification.
- b) Positions of all proposed species.
- c) Comprehensive details of ground preparation.
- d) Staking/tying method/s.
- e) 5 year post planting maintenance schedule.

All tree-planting and hedgerow planting shall be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development, or as may be otherwise agreed in writing by the Local Planning Authority. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots and shall be of a minimum quality 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 all tree planting die, are removed, uprooted are significantly damaged, become diseased or malformed 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, unless the Local Planning Authority gives written consent to any variation.

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

06 The development hereby permitted shall not be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.

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

07 The car parks hereby permitted shall not be illuminated after 11:30pm or before 07:00am on any day.

REASON: In the interests of the neighbouring properties.
[Relevant Policies: BFBLP EN20 and EN25]

08 The health and community facilities hereby permitted shall not be open to members of the public outside the following times 08:00-23:00.

Reason: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]

09 The building shall not be occupied until a Car Park Management Plan has been submitted to and approved by the Local Planning Authority. The Car Park Management Plan will indicate the hours of operation of the car parks, provision for the shared use of car parks at Kings Academy, signage to and within the car parks, means of controlling barriers at each car park and any restrictions on the use of car parks by members of staff or visitors.

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: BFBLP M9, Core Strategy DPD CS23]

10 The building shall not be occupied until a Travel Plan has been submitted to and approved by the Local Planning Authority. The Travel Plan will include measures to promote cycling and walking and publicise and promote public transport usage by staff and visitors to the site.

REASON: To promote walking, cycling and use of public transport by users of the site.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

11 The development shall not be occupied until the access 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]

12 No part of the building shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BEBLP M6, Core Strategy DPD CS23]

13 Before commencing the development of the off-site car park, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x 43m to the right and 2.4m x 10m to the left at the off site car park access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

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

14 Before commencing the development of the off-site car park, construction details, drainage and further structural assessment (if required) for the off site car park shall 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]

15 Before the building is occupied the proposed vehicular access to the main car park shall be formed and provided with visibility splays of 2.4m x 43m in both directions from the access to the main site in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

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

16 The development of the off site car park hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works including the following:

Junction of the off site car park and Wood Lane

The off-site car park shall not be brought into use until the off-site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4]

17 The development hereby permitted shall not be occupied until a scheme for the internal design of the car parking has been submitted to and approved in writing by the Local Planning Authority and shall include details of:

- (a) directional signs and their locations
- (b) surface markings
- (c) pedestrian routes within the car park
- (d) construction details and drainage for the main car park adjacent to the building
- (e) car parking for people with disabilities and electric vehicles including signage
- (f) gradients of the pedestrian and access routes

The approved scheme shall be implemented prior to the car park being first brought into use and shall thereafter be retained.

REASON: In the interests of the accessibility and safety of the car park users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

18 The development hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. Save as otherwise agreed in writing by the Local Planning Authority, the facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

19 The building hereby permitted shall not be occupied until the details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW to be provided for 8 of the parking spaces shown on the approved plan has been submitted to and approved in writing by the Local Planning Authority together with details of the phasing and infrastructure required for the provision of the 6 passive

electric charging points as shown on the approved plans. The building shall not be occupied until 8 active electric charging points have been provided. The development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainable transport.

[Relevant Policy: Local Plan Policy M9; NPPF paragraph 110 e); and Parking Standards SPD paragraph 3.8 part 1 supported by the NPPF at paragraph 105 e).

20 The number of consulting rooms shall not exceed 15.

REASON: In order to control the intensity of the use in relation to the amount of car parking in the interests of road safety.

[Relevant Policy: M9]

21 The development hereby permitted shall not 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 the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenity of neighbouring property, nature conservation and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25]

22 Prior to completion of the sub-structure works and before commencement of any drainage works, full details of the Drainage System(s) in accordance with the Corde Drainage Strategy dated May 2021 shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved strategy. These shall include: Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table. Results demonstrating no increased flooding off-site for all storms up to and including the 1 in 100 year + climate change allowance using FEH Rainfall.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

23 Superstructure works shall not commence until details of how the surface water drainage, in accordance with the Corde Drainage Strategy dated May 2021 hereby approved, shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

24 No building or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the Corde Drainage Strategy May 2021. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

25 Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Local Planning

Authority.. This will include photos of excavations with depth markers, soil profiles/horizons, any placement of tanking, crating, connecting pipe work, including hydrobrakes, cover systemsetc.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

26 Prior to the occupation of the development hereby permitted a replacement bat roost shall be provided in accordance with details to have been submitted to and approved in writing by the Local Planning Authority. The roost shall thereafter be retained.

REASON: In the interests of nature conservation.

Item No: 12

21/00573/FUL

Froxfield Beehive Road Binfield Bracknell Berkshire RG12 8TR

AMENDMENT TO RECOMMENDATION:

Paragraph 11.1 is amended to read:

11.1 That the Assistant Director: Planning be recommended to APPROVE application 21/00573/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

Condition 3 is amended to read:

03. Notwithstanding what is shown on the approved plans: the first floor side window hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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