

Date Published: 28 July 2021



PLANNING COMMITTEE

28 JULY 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

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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
28th July 2021
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 06
21/00317/PARC
Parkfield House Cambridge Road Crowthorne Berkshire

AMENDMENT TO RECOMMENDATION

Additional Informative:

04. In respect of condition 06, the scheme shall detail how, during the construction works, the parking spaces allocated for the residents shall be maintained and access provided at all times.

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

AMENDMENT TO REPORT

Due to the introduction of the 2021 NPPF the following paragraphs are updated as follows:

9.4: "Paragraph 124 of the NPPF [...] Paragraph 130 of the NPPF" replaced with "Section 12 of the NPPF"

9.31: Final sentence replaced with "Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments. It goes on to state that planning decisions should ensure that [...] existing trees are retained wherever possible."

9.37: "Paragraph 163 of the NPPF" replaced with "Paragraph 167 of the NPPF"

ADDITIONAL REPRESENTATION RECEIVED

A Design Report has been submitted by the agent for this application. This is included at the end of this report.

AMENDMENT TO RECOMMENDATION

After Informative 05:

In the event of the S106 agreement not being completed by 31 October 2021, the Assistant Director: Planning be authorised to either extend the period further or refuse the application on the grounds of

Item No: 12

21/00573/FUL

Froxfield Beehive Road Binfield Bracknell Berkshire RG12 8TR

AMENDMENT TO REPORT

Due to the introduction of the 2021 NPPF the following paragraphs are updated as follows:

9.4: "Paragraph 124 of the NPPF [...] Paragraph 130 of the NPPF" replaced with "Section 12 of the NPPF"

9.8: "Paragraph 127 of the NPPF" replaced with "Paragraph 130 of the NPPF"

Richard Brown Planning Limited

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Ms O Jones
Planning Officer
Bracknell Forest Council
Time Square
Market Street
Bracknell
RG12 1JD

23rd July 2021

By Email only: Olivia.Jones@bracknell-forest.gov.uk

Dear Ms Jones

21/00276/OUT - Land to the Rear of Rendcombe, Binfield

With regard to the Planning advisory meeting, a number of concerns were raised by Members, which we would like to address.

Out of character with the surrounding area

A large apartment building lies to the north of the site, and a modern development to the west. Both of these developments are a departure from the traditional character of Terrace Road, therefore, the proposed development to the rear of Rendcombe is not out of place in its context.

As you are aware, we engaged with the Council in pre-application discussions, and where the overall massing and development has been reduced from previous proposals to appear in-keeping with the existing grain of development and, as such, have a reduced impact on the street scene and character of Terrace Road South. This has been achieved by:

- Reduced to a single dwelling.
- Reduced storey heights with elements of one and one and a half storey rooflines.
- Hipped roofs to reduce the massing impact on surrounding development.
- Increased gardens sizes for improved levels of green infrastructure and amenity space.
- More appropriate/in-keeping styles of parking and servicing through use of materials and layout.
- Lowered eaves to reduce the overall height of the dwelling below the overall height of existing Rendcombe house.

Cont...2

The proposals have retained the hipped roof style development with minimal projecting hipped roofs for the garage space. This reflects the present design elements of the existing dwelling at Rendcombe.

Full details of design/appearance would be matters dealt with by a reserved matters application, which Members will have the opportunity of approving the details at a further committee.

The purpose of this application it is to determine the principle of development and means of access.

Concerns on the impact on trees / need for raised foundations to protect trees

The application is supported by a Tree Survey Report to demonstrate how trees have been properly considered in relation to the proposed scheme. The Council's Tree Officer has reviewed the Tree Survey Report and no objections have been raised. The illustrative Site Plan accompanying the application shows the trees and their root protection areas (RPA's) (the orange dashed lines) and how a dwelling could be built outside these areas. The Tree Survey Report also shows how the RPA's would be protected during construction.

There will not be any requirement to raise the foundations to protect trees.

The development is squeezed in

The illustrative plans show a dwelling that has a 16.4m garden, and would result in nearly 21m for the existing dwelling. To put this into context the properties to the west of the proposed development (Wiggett Grove) have rear gardens of approximately 11m.

Impact on neighbours

The main concern appears to be the impact of the access on the neighbouring property. The access would be used to serve only one dwelling and will not be intensively used to the detriment of the amenities of the neighbours. The access will be screened by the soft landscaping on the boundary of the properties.

By way of a **Conclusion**, if I might confirm.

The Planning Officer confirms at 1.2 that

“the development relates to a site within the settlement boundary”

where Members will be aware the principle of development is accepted.

Cont...3

As is also detailed in the Officers Report the proposals are compliant with the Development Plan and therefore paragraph 11 of the National Planning Policy Framework – the presumption in favour of development is engaged which for decision –taking this means (with my emphasis added):

*“**approving** development proposals that accord with an up-to-date development plan without delay”*

It is considered, therefore, that the recommendation to approve should be confirmed by the Committee and planning permission granted.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Brown', enclosed in a thin black rectangular border.

Richard Brown MSc

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