

Date Published: 19 August 2021



PLANNING COMMITTEE

19 AUGUST 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 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 – ADVISORY MEETING
19th August 2021
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 6

21/00023/FUL

Binfield House Terrace Road North Binfield Bracknell Berkshire

ADDITIONAL REPRESENTATIONS

2 no. further letters of objection have been received on the amended plans from objectors that have previously commented, raising the following issues:

- No objection to redevelopment of Binfield House
- 6 replacement properties would have been ideal not 9.
- Level of traffic above historical levels.
- Object to construction traffic through Knox Green/Hall Garden which will result in conflict with pedestrians and highway safety concerns.
- Wicks Green should be used for construction access.

AMENDMENT TO REPORT

Para 5.6 delete "A two-storey element would be located the furthest away from the principal elevation of the Listed Building"

Para 9.30 delete "A two-storey element would be located the furthest away from the principal elevation of the Listed Building.

Para 9.32 delete "A two-storey element would be located the furthest away from the principal elevation of the Listed Building"

Para 9.42 delete "A two-storey element would be located the furthest away from the principal elevation of Binfield House and this element would be set at least 40m from Wicks Green to the west with dense landscaping in between". Replace with "The terrace would be set at least 40m from Wicks Green to the west with dense landscaping in between".

AMENDMENT TO RECOMMENDATION

Paragraph 11.1 is amended to read:

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

- monitoring and contingency to ensure that the biodiversity net gains are delivered and maintained for a period of 30 years.
- adoption of site roads to the extent required for the swept paths of the refuse vehicle and fire tender set out in Appendix D of the Transport Statement.
- clause to ensure the maintenance of the drainage.

Condition 02 amended:

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

3607.P.100 Rev A Site Location Plan
3607.P.104 F Site Plan
3607.P.105 F Colour Site Plan
3607.P.106 D Plots 1-5 Floor Plans
3607.P.107 F Plots 1-5 Elevations
3607.P.108 D Plots 6 -9 Floor Plans
3607.P.109 F Plots 6-9 Elevations
3607.P.110 F Context Elevation
3607.P.113 Bin & Cycle Stores
3607.P.111 F Plots 13-21 Floor Plans
3607.P.112 C Plots 13-21 Elevations

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

Condition 6 amended:

The existing access to the site from Wicks Green shall be closed and the verge reinstated in accordance with details to have been submitted to and approved by the Local Planning Authority, prior to the occupation of the final dwelling or within 1 month of the date of the scheduled completion of the construction works as agreed within the Construction Transport Management Plan submitted pursuant to condition 11 of this permission, whichever is the sooner.

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

Condition 11 amended:

No development (including any demolition and site clearance works) shall take place, until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The management plan as a minimum shall include:

- (i) Access arrangements for demolition and construction vehicles, including consideration of pedestrian movements in the local area and the protection of highway on the route(s) to the site;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) Areas for loading and unloading of plant and materials;
- (v) Areas for the storage of plant and materials used in constructing the development;
- (vi) Location of any temporary portacabins and welfare buildings for site operatives;
- (vii) Details of any security hoarding;
- (viii) Details of any external lighting of the site;
- (ix) Details of the method of piling for foundations (if used);
- (x) Measures to control the emission of dust, dirt, noise and odour during construction;
- (xi) Measures to control surface water run-off during construction;
- (xii) Measures to prevent ground and water pollution from contaminants on-site;
- (xiv) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xv) Details of wheel-washing facilities; and
- (xvi) Swept path drawings demonstrating that the largest anticipated construction vehicles can enter the site, turn around and depart in a forward gear.
- (xvii) a timetable to include all construction works.

The approved Construction Transport Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases and in the interests of highway safety.

[Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7, CS23]

Additional Condition 28 added:

The dwellings within the development shall be occupied by persons aged 55 and over or living as part of a single household with such a person.

REASON: To ensure an acceptable level of carparking on the site.

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

Item No: 8

21/00024/LB

Binfield House Terrace Road North Binfield Bracknell Berkshire

ADDITIONAL REPRESENTATIONS

2 no. additional letters of objection have been received in relation to the Listed Building application raising objections relevant to the associated planning application 21/00023/FUL. These have been noted on the supplementary sheet in relation to application 21/00023/FUL. No objections are raised to the Listed Building works associated with the conversion of Binfield House.

1 no. further letter of objection has been received in reference to this application, from a previous objector, in response to the amended plans associated with the planning application 21/00023/FUL. These comments have been considered in connection with that application and raise the following issues:

- Pleased applicant has reduced the number of new units from 12 to 9 and heights reduced in relation to Binfield House.
- Risk to highway safety using Hall Garden/Knox Green for construction access.
- Wickes Green has previously been used as a construction access.
- No certainty that Spitfire will agree to the use of Hall Garden for access.
- Premature to take a report to Committee without giving Members clarity over the construction access to Binfield House.

AMENDMENT TO RECOMMENDATION

Amend condition 03:

The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the Local Planning Authority.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.

[Relevant Policies: Core Strategy CS1]

Item No: 9

21/00172/3

Braybrooke Recreation Ground Makepiece Road Bracknell Berkshire

AMENDMENT TO OFFICER REPORT

Para 9.13: This paragraph is amended to state that the proposed buildings would be sited behind the car park and community centre, rather than between them.

Item No: 10

21/00233/FUL

**Coopers Hill Youth and Community Centre Crowthorne Road North Bracknell
Berkshire RG12 7QS**

AMENDMENT TO RECOMMENDATION

Amend Condition 02:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 10.06.2021, 23.07.2021 and 3.3.2021:

L/002/P05

L/001/P04Rev 01

L/001/P01Rev01

CGL-ZZ-ZZ-DR-A-061010/P4

CGL-ZZ-ZZ-DR-A-061009/P4

CGL-ZZ-ZZ-DR-A-061008/P4

CGL-ZZ-ZZ-DR-A-061007/P4

CGL-ZZ-ZZ-DR-A-061000/P4

CGL-ZZ-ZZ-DR-A-061001/P4

CGL-ZZ-ZZ-DR-A-061002/P4

CGL-ZZ-ZZ-DR-A-060001/P1

CGL-ZZ-ZZ-DR-A-060000/P1

CGL-ZZ-ZZ-DR-A-050814/P3 Rev02

CGL-ZZ-ZZ-DR-A-050812/P2

CGL-ZZ-ZZ-DR-A-050810/P2

CGL-ZZ-ZZ-DR-A-050507/P1

CGL-ZZ-ZZ-DR-A-050506/P1

CGL-ZZ-ZZ-DR-A-050505/P1

CGL-ZZ-ZZ-DR-A-050503/P1

CGL-ZZ-ZZ-DR-A-050502/P1

CGL-ZZ-ZZ-DR-A-050501/P1

CGL-ZZ-ZZ-DR-A-050500/P1

CGL-ZZ-ZZ-DR-A-050001/P4

0009/P01

0008/P01

Coopers Hill Phasing Plan

Coopers Hill BS5837 Tree Survey and Arboricultural Impact Assessment

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

Amend Condition 07:

07. Prior to the occupation of each phase of the development hereby permitted comprehensive details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: -

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc)
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- g) Play equipment

Prior to the occupation of each phase, all planting associated with that phase 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 phase of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works associated with a phase of the development shall be carried and completed prior to the occupation of that phase 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 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 nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

Amend Condition 28:

28. Prior to the occupation of each phase of the development, the associated vehicle parking and turning space shall be surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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]

Amend Condition 29:

29. Prior to the occupation of each phase of the development details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW shall be 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 sustainable transport.

[Relevant Policy: Local Plan Policy M9; NPPF paragraph 112 e); and Parking Standards SPD paragraph 3.8 part 1 supported by the NPPF at paragraph 107 e).

Amend Condition 30:

30. Each phase of the development permitted shall not be occupied until:

- (a) details of the location of visitor car parking spaces associated with that phase, and
- (b) details of the signing for the spaces

have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage 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: BFBLP M9, Core Strategy DPD CS23]

Amend Condition 31:

31. Prior to the occupation of each phase of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. Each phase of the development shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.

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

Amend Condition 32:

32. No development above slab level within a phase shall take place until a scheme indicating the provision to be made for disabled people to gain access to dwellings has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building(s) provided by the carrying out of the phase of development is/are occupied.

REASON: To ensure that people with disabilities have access to the development
[Relevant Policy BFBLP EN22 and M7]

Add additional Condition 35:

35. No development (except for site clearance, demolition and enabling works) shall take place until full details of the Surface Water Drainage System, in accordance with CTP Consulting Engineers' Flood Risk Assessment and Drainage Strategy dated 27th July 2021, have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate ; and
- b) Calculations demonstrating that the discharge rate would be no more than the greenfield runoff rate; and
- c) A Management and Maintenance Plan for the proposed drainage system to demonstrate how it would be maintained over the lifetime of the development.

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.

Item No: 11
21/00235/FUL
8 Dale Gardens Sandhurst Berkshire GU47 8LA

AMENDMENT TO REPORT

Paragraph 10.1:

Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

Item No: 12

21/00352/FUL

Nuptown Piggeries Hawthorn Lane Warfield Bracknell Berkshire RG42 6HU

CORRESPONDENCE RECEIVED

3 Additional letters of objection have been received from the same addresses as before and raising the same issues.

In response to the objections the developer has submitted the following comments:

- o The proposed lighting scheme has been devised by the applicants ecologist and has the support of the councils Ecology Officer.
- o Following a recent break in at a neighbouring property, Thames Valley Police advised on security measures, one of which was security lighting from dawn to dusk.
- o This application does not seeks consent for lighting from dawn to dusk, but on movement sensors, and on for a short period of time once triggered. It is hoped that this will be sufficient to deter thieves. The homeowners feel strongly that they need this protection.

AMENDMENT TO RECOMMENDATION

Condition 14:

No external lighting shall be installed on the site or affixed to any building on the site other than in accordance with the lighting scheme detailed within the letter from GS Ecology dated 5th April 2021. All lighting detailed within the approved scheme shall only be operated by the passive infra-red sensors and shall be programmed to switch off no longer than 15 minutes after being triggered.

REASONS: In the interest of Bio-diversity.

[Relevant Policies: CSDPD CS1]

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