

Date Published: 16 September 2021



PLANNING COMMITTEE

16 SEPTEMBER 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

(Director 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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**BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
16th September 2021
SUPPLEMENTARY REPORT**

Correspondence received and matters arising following preparation of the agenda.

Item No: 06

20/00716/FUL

329 Yorktown Road College Town Sandhurst Berkshire GU47 0QA

ADDITIONAL REPRESENTATIONS

Two additional letters of objections have been received, from the occupiers of properties which have previously submitted representations on this scheme. As such, letters of objection have been received from the occupiers of seven properties. The objections submitted are on the following grounds:

- (i) The principle of development should not be acceptable due to issues concerning design and highway safety
- (ii) The design of the scheme is substandard, and the submitted information insufficient to make a full assessment of the impact
- (iii) The development would have an overbearing impact, and the intensification of the access would have a detrimental impact on the amenity of the occupiers of neighbouring properties.
- (iv) The access arrangements are not suitable and would cause highway safety issues
- (v) The impact of construction works on residential amenity
- (vi) The local community are not supportive of the scheme

AMENDMENT TO RECOMMENDATION

Condition 07 amended to read:

"No dwelling shall be occupied until the all the vehicle parking and turning spaces shown on the approved plan, with two car parking spaces per dwelling (six car parking spaces in total) has been surfaced and marked out. The spaces shall thereafter be kept available for parking at all times.

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]"

Additional Condition 21 inserted:

"No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plan.

REASON: In the interests of highway safety and amenity of neighbouring dwellings

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]"

Amendment to Informative 02:

Although they must be complied with, no details are required to be submitted in relation to the following conditions:

- (1) Commencement of development
- (2) Approved plans
- (4) Future windows
- (5) Widened access
- (6) Construction of access
- (7) Parking
- (8) Cycle storage
- (9) Bin collection
- (11) No gates
- (19) SuDS

The applicant is advised that the following conditions require discharging prior to the commencement/occupation of development:

- (3) Materials
 - (10) Fire-suppression water mist system
 - (12) Construction scheme
 - (13) Landscaping scheme
 - (14) Boundary treatments
 - (15) Biodiversity enhancements
 - (16) Sustainability Statement
 - (17) Energy Demand Assessment
 - (18) Finished floor levels
 - (20) Contamination assessment
 - (21) Construction management plan
-

Item No: 08

21/00340/FUL

The Methodist Church Winkfield Row Bracknell Berkshire RG42 6NE

AMENDMENT TO OFFICER REPORT

Paragraph 9.38 is amended to read:

Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. The additional floor space created by the proposed development is CIL liable.

AMENDMENT TO RECOMMENDATION

Amendment to condition 09:

The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All hard landscaping works and 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. 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.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

Additional condition 10:

No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plan.

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

Amendment to Informative 02:

Although they must be complied with, no details are required to be submitted in relation to the following conditions:

- (1) Commencement
- (2) Approved plans
- (4) Make good
- (5) Rear windows
- (6) Rooflight
- (7) Future windows
- (8) One bedroom only

The applicant is advised that the following conditions require discharging at specific stages:
(3) Materials - to be discharged before the relevant part of the works referred in the condition begin
(9) Landscaping - to be discharged prior to the commencement of development
(10) Construction traffic management plan - to be discharged prior to the commencement of development

ITEM NO: 10
21/00763/PAC
Atrium Court The Ring Bracknell Berkshire RG12 1BW

This item has now been determined under delegated powers.

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