

Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
15th December 2022
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

22/00515/FUL

Land At Malt Hill Farm Malt Hill Warfield Bracknell Berkshire RG42 6JQ

AMENDMENT TO REPORT

Part of sentences 3-5 of paragraph 1.1 updated as follows:

A planning condition is recommended which will require the barn to be used only for agriculture and in the event that such use ceases, the building shall be demolished.

Part of sentences 6-9 of paragraph 9.22 updated as follows:

A planning condition is recommended that will require the building subject to this application to be demolished in the event that it ceases to be used for agricultural purposes.

Part of sentences 3-5 of paragraph 10.1 updated as follows:

A planning condition is recommended which will require the barn to be used only for agriculture and in the event that such use ceases, the building shall be demolished.

AMENDMENT TO RECOMMENDATION

Condition 4 updated as follows:

The building hereby permitted shall be used only for the purposes of agriculture. Where the building hereby permitted ceases to be used for purposes necessary for agriculture, the building shall be demolished and removed from the land within 12 months of the cessation of the agricultural use and the land restored with topsoil made to be level with adjacent land and seeded with grass.

REASON: To protect the character and appearance of the Green Belt and avoid the proliferation of buildings in a countryside area for which there is not a continuing need.
[Relevant Plans and Policies: BFBLP Saved Policy GB1, CSDPD Policy CS9]

Informative 2 updated as follows:

2. No details are required to be submitted in relation to the following conditions:

1. Time limit
 2. Approved plans
 3. Materials
 4. Agriculture use only and demolition if use ceases
-

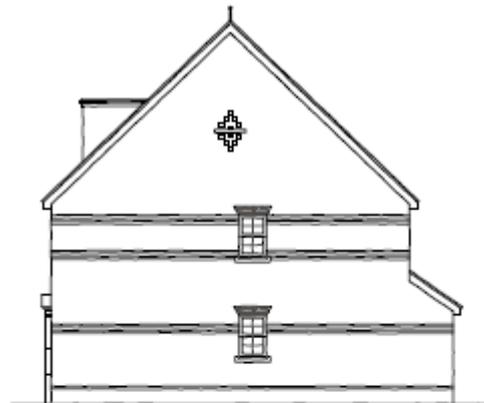
Item No: 6
21/00244/REM
Land North Of Newhurst Gardens, Newhurst Gardens, Warfield

ADDITIONAL INFORMATION

For information, visuals of the 2.5 storey dwellings are included below.



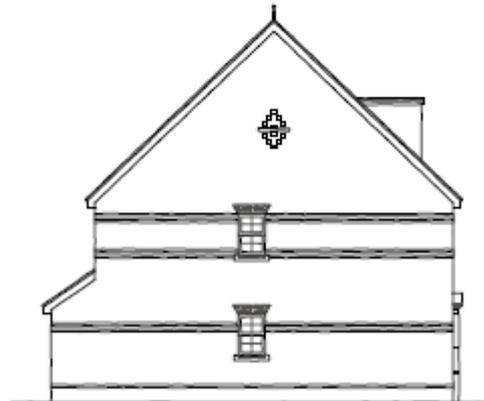
Elevation A



Elevation B



Elevation C



Elevation D

Protective fencing around trees

For clarification, Condition 22 and 23 on the outline planning consent require protective fencing around protected and retained trees to be agreed with the Council prior to the commencement of development, and restrict uses within those area.

CORRESPONDENCE RECEIVED

4 additional letters of objection have been received following a re-consultation on the final plans. In addition, a letter addressed to Councillors and Planning Committee Members has been received.

The 4 additional letters raised the following points:

- a. Proposed access road and damage to oak tree at 5 Newhurst Gardens.
- b. Visibility splays not achievable due to land required being outside the ownership of the applicant.
- c. Safety concerns of the additional traffic on Newhurst Gardens and Warfield Road junction.
- d. There are no parking restrictions on Newhurst Gardens
- e. Proposed access will damage protected oak tree in the garden of no. 4 Newhurst Gardens.

[Officer Comment: The tree is a whitebeam and covered by TPO.610. The access was considered as part of the outline planning permission. No changes to the approved access are proposed as part of this reserved matters application.]

f. The proposal is on land not allocated for development within the Warfield Neighbourhood Plan.

g. Proposal sits within the Green Belt which should be protected.

[Officer Comment: The site is not within the Green Belt and the principle of development was established as part of the outline planning permission.]

The comments from Committee Members document raises the following concerns:

1. Conditions imposed by the Inspector upon the outline consent are still outstanding and have not been complied with. Specifically, conditions relating to the visibility splays.

[Officer comment: These conditions relate to the outline consent and are not for consideration tonight. Notwithstanding this, the trigger point for the conditions specifically raised is prior to commencement of development and as development has not commenced the applicant is not in breach of any condition. Land ownership matters are not a material planning consideration.]

2. Concerns about the impact upon the oak tree within the grounds of no. 6 Newhurst Gardens and that the impact of the proposal on the health of this tree has not been considered within the officer's report. The case officer has just brushed this aside.

[Officer comment: The tree in question is affected by the access which is not for consideration as part of this reserved matters application. Whilst it is understood that resident feel that their comments are not being listened to, unfortunately, the considerations relating to the oak tree at the approved access and the actual access are not for consideration under this application.]

AMENDMENT TO REPORT

Para 9.5:

The land in question relates to an area of approximately 0.28 hectares. The land connects with an existing area of woodland at the school used as a Forest School and fronts Opladen Way. Only limited works to trees would be required involving the removal of trees below 75mm in stem diameter, scrub removal and some crown lifting of those trees in the line of the fence. No permanent structures are proposed within the woodland. The only material operation which requires planning permission is the erection of 2 metre high fencing and the use of the land for educational purposes as part of the Forest School. The application has been amended to set the fencing approximately 9 metres back from the road where it fronts Opladen Way. It would be a green mesh fence. This would ensure that there would be no significant impact to the character of the area with the existing vegetation obscuring the fence, which would itself allow views through due to its mesh construction. Along the boundary with the properties at 1 to 12 Queens Pine, the fence has been amended to be close boarded. This is not considered to raise any design concerns. An arboricultural method of construction statement has been submitted to ensure the construction of the fence will not harm any retained trees, and this can be secured by a planning condition. The fencing is not considered to harm the character of the local area and would be obscured by the existing vegetation.

ADDITIONAL REPRESENTATIONS

Three letters have been sent to all Members of the Planning Committee from David Bennett, Queens Pine Action Group Coordinator, Denise and Allan Pooler, 9 Queens Pine and Mrs S Perryman 4 Queens Pine. A fourth letter has been sent to the planning department by Mr. Villegas of 2 Queens Pine.

The objections, and responses to the issues raised, are set out below:

a) Summary of Objections from Action Group Coordinator – full objection attached and copy of deeds.

- i. The Forest School will be used for school activities and extra activities. This will cause disturbance to properties and gardens. The proposed fence is not acoustic so will not stop any noise from affecting the residents.

Officer Response:

A condition is proposed to restrict the use of the site after 5pm to prevent any increase in noise after this time. It is acknowledged that there may be a slight noise increase to the residents in Queens Pine during normal school hours, but the site is a small extension to that already in educational use and lies next to an area already in use as a Forest School, which backs onto properties in Queens Pine.

The use of an acoustic fence along the northern boundary has been investigated with Environmental Health and the applicant. Environmental Health has advised that for an acoustic fence to act as a barrier to noise, the noise source or the receiver needs to be in the 'shadow' of it. If there is a line of sight between the noise source and the receiver the acoustic fence will be ineffective. The Environmental Health Officer has advised that a full acoustic fence would offer some limited protection to residents above a close boarded fence of reasonable density although would be considerably more expensive. She states:

'The residents will still likely hear noise from the use of the site as the existing part does not have fencing. There is noise currently from 4 children using the playground and the

existing forest school. The properties are also near the road so there will be a masking effect from that. The head indicated that they were intending to install composite fencing which won't have substantial density but does have the benefit of no holes in the structure and reduced maintenance requirements'.

The applicant has advised they are concerned about the cost of installing an acoustic fence. They have advised that the school will not financially benefit from the land converting from amenity to educational use and that capital costs for the fencing and those for the on-going management of the woodland, staffing and curriculum resources will come from the school's existing and future government funding. They have said they believe this to be worthwhile for the children's benefit and want to spend their limited resources on the children and maintaining the environment rather than an acoustic fence, which they don't believe is needed.

The applicant has also advised that they have agreed to providing a boarded fence along the school side of the existing residents' fence line and that most if not all of those properties already have a boarded fence their side too. They state that given the only noise that will be generated is the sound of children playing (and that's not all the time, even within the defined operating period), rather than running machinery or loud music, two boarded fences are likely to be sufficient.

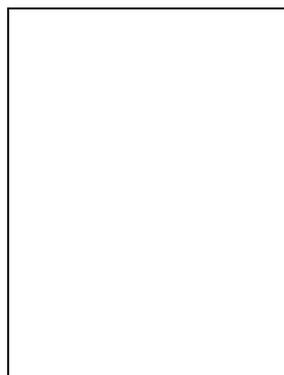
The applicant further advises that the properties that already border the existing forest school don't have a boarded fence on the school side, and not an acoustic one. They have said this is also the case for the properties further up which border the school field. They have also advised that, many of the properties bordering the newer part are within earshot of the current forest school now. The applicant has advised that they have never received a complaint about the noise from normal school operations while the current Headteacher has been at Crown Wood (since April 2018).

- ii The forest school fires would have a massive impact on the residents, requiring windows to be kept shut, washing to be dried inside, hazed to woodland etc.

Officer Response:

The school has advised that a risk assessment has been carried out for use of fires in the woodland. A copy of the risk assessment is included below and confirms that they are managed as follows:

- Fires are in designated spot(s) only (i.e. the steel fire pit).
- The size of the fire is appropriate to the proximity of the tree canopy / shelter and the children sitting around it (see picture below).
- Smoke is kept to a minimum.
- Fires are built and supervised by an appropriately trained or experienced adult (e.g. one who holds a forest school qualification and/or similar qualification, has experience from leading Scouts, Guides or similar organisation);
- Means to extinguish the fire (water, sand or extinguisher) is close by.
- Children are taught how to behave around a fire and there is always adult supervision.



- iii Boundary ownership issue. Even though this is not a planning matter the residents feel this is important. Both the fence to the rear of our gardens, the path behind each house and the fence which backs to the woodland is owned by the residents. A copy of the deeds showing ownership is attached.

Officer Response:

The plans do not propose the loss of any of the fences associated with the Queens Pine residents and the application has been amended to set the proposed fence in from the existing boundary fence fronting the woodland to allow these properties access to the outside of their fence.

- iv The supporting planning statement states that removing trees under 75 mm and crowning of the trees to give a 1 m clearance of the proposed fence will have no detrimental effect. To install a fence as described would mean trees and bushes would definitely need removal which then impacts on the environment and animals.

Officer Response:

The applicants have advised that generally only the removal of scrub will be required to erect the fence and this is reflected in the arboricultural method statement which is proposed to be secured under proposed condition 03.

The Arboricultural Report does suggest some works and advises some minor trees below 75mm in stem diameter may need to be removed and some crown lifting of 1m around the fence line may occur. It is not considered that these works would result in a significant impact on the overall woodland and character of the area due to the size of the woodland and the size of the trees proposed to be removed. A condition is however recommended to secure the final details of the trees proposed to be removed and any crown lifting required.

- v. A full wildlife survey has not been completed and is shown in the Ecological Mitigation and Enhancement plan. (Submitted on the 5/4/22) No wildlife assessment has been carried out for bats, birds, invertebrates, dormice, badgers, reptiles or hedgehogs.

Officer Response:

The application is supported by an Ecological Mitigation and Enhancement Plan which discusses the impact on bats, birds, invertebrates, dormice, badgers, reptiles and hedgehogs. These impacts have been detailed in the Officer's Report paras. 9.14- 9.15 and where method statements are advised prior to the removal of any vegetation or development works, these are recommended to be secured by planning condition 05. This condition is proposed to be amended to include a fingertip search for hedgehogs prior to any vegetation clearance.

As discussed within the Officer's Report report a badger survey has been conducted and advises that there has been no recent badger activity on the site and a licence from Natural England would not be required. Condition 04 secures a walkover prior to any development work to ensure this remains the case.

- vi. A woodland/biodiversity management plan condition to approve is unacceptable. Most of the native animals would have been pushed out by all the institutions of fences, the clearing of area and forest school usage. A wildlife survey of the woodland for 5 years as stated in the latest report should be carried out, but before any work or human presence is allowed to enter the site. The woodland was not part of the school when the area was first built and was left for a safe area for wildlife to thrive and a natural barrier.

Officer Response:

As detailed above the impact on biodiversity has been fully considered and the management plan is intended to secure ecological mitigation and enhancements to ensure that the development does not lead to the deterioration in the ecological value of the site. The application has been fully considered by the Council's Biodiversity Officer who has raised no objection to the proposals and recommends a condition to ensure that the site does not experience ecological degradation.

b) Summary of objections from 4 Queens Pine:

- i. Noise pollution in private garden.

Officer Response

Please see response above under a) i above and the Officer's Report under para 9.9.

- ii. Opening up woodlands will open up property to main road causing a security concern.

Officer Response

The proposal would not open up the woodland, as it is currently open. The fence would prevent access into the woodland.

c) Summary of objection from 9 Queens Pine

- i. My husband works night shifts and the increase in noise will not be welcomed
The current level of trees and woodlands help to block out any current noise from both the school and community centre.

Officer Response:

Please see response above under a) i above and the Officers Report under para 9.9.

- ii. We are also responsible for the upkeep of the fence surrounding the wooded area as per our property deeds and don't want it to be compromised.

Officer Response

Please see response above under a) ii. above.

d) Summary of objection from 2 Queens Pine

- i. Removal of trees will have a negative impact to environment.

Officer Response:

This point has already been addressed above under Amendment to Report, para 9.5.

AMENDED CONDITION

- 05. The method statements contained in the Ecological Mitigation and Enhancement Plan produced by arbtch dated 22 February 2022 regarding a fingertip search for hedgehogs on page 10, pre-commencement for nesting bird checks on page 13 and precautionary methods of vegetation removal to prevent injury to reptiles on page 15 shall be complied with in full prior to the commencement of any development works on the site or the clearance of vegetation.

REASON: To ensure the protection of a protected species.

[Relevant Plans and Policies: CSDPD CS1, CS7]

ADDITIONAL CONDITIONS

08. Prior to the implementation of the use or the erection of the fences a plan shall be submitted to and agreed in writing with the Local Planning Authority showing which trees are proposed to be removed or require crown lifting. The trees shall thereafter be removed only in accordance with the approved plan.

REASON: To ensure the retention of trees on the site and a visually acceptable development.

[Relevant Policies: BFBLP EN1, CSDPD CS7]

09. The use of the land outlined and identified in red on the approved plans shall only be used during school/holiday club hours and for after school clubs and not outside the hours of 08:30-17:00. The land shall not be used during weekends or on public or bank holidays.

REASON: To ensure that use of the land as a Forest School does not cause an unacceptable level of noise or disturbance to surrounding residential properties.

[Relevant policy: BFBLP EN20]

10. Prior to the implementation of the use hereby permitted, the fences shall be erected in accordance with the approved details and shall thereafter be retained and maintained.

REASON: To ensure a visually acceptable development.

[Relevant Policy :CSDPD CS7]

Correspondence from Mr David Bennett, Action group Coordinator

Subject: Application 21/00978/ful residents concerns

CAUTION: This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Councillors

I am writing to you all as the coordinator on behalf of the Queens Pine action group. Myself, the residents of Queens Pine and the surrounding streets are very concerned regarding the application of 21/00978/ful change of use from amenity land to educational use including the erection of a 2 metre high Boundary fence.

In the supporting statement section 4.4 it states that “ development of extended services to children and the wider community outside normal school hours”. We the residents do consider this unacceptable due to the increased impact of the forest school on our daily lives, the animals, environment and surrounding community.

The latest report states the forest school would be used during school hours and extra activities. This gives them open ended usage. What is classed as extra activities? We feel this is unneighbourly and would stop us from enjoying our gardens. We are entitled to peaceful enjoyment of our property including our outside spaces.

These below are some concerns from the action groups;

- Increased noise from extra use and larger groups.
- Smoke and fumes from the fires.
- Detrimental effect on the well being off the residence that back on to the woodland.
- Unable to open windows and hang washing due to smoke.
- Stopping the residents from enjoying the benefits of their open spaces.
- Detrimental to residents' well being due to extended hours.
- Safeguarding of the children and safeguarding of the residents due to the woodlands very close to the houses and gardens.
- Propose future development that will/could happen after the change of use of land.
- Privacy for residents.

- clean air for medical conditions from fires
- Negative impact on wildlife due to loss of dense woodland

The forest school fires would have a massive impact on the residents. The residents that border the woodland have to regularly close windows and bring their clothes indoors which are drying as the fumes and smoke tarnish the environment. This is extremely stressful when hot outside and the windows need to be open and with the cost of energy clothes drying outside is more cost effective. Residents have Constant worries of the potential hazards fires being used over in the Woodlands which could bring danger to our properties, outbuildings, human and animal life. The proposed closed in fence will not stop this and we feel that the applicant has not considered the residents in any way of the dangers of fires in woodland area.

The proposed fence is not acoustic so will not stop any noise from affecting the residents. This would have a massive impact on the residents and the thought of the usage hours being extended is too much to bear for some and their health and well-being would be massively affected.

There is a boundary fence issue, even though this is not a planning matter the residents feel this is important. The supporting statement section 5.8 states that the site is beyond the rear boundaries, and this is not the case as the new proposed fence will impact the jointly owned fence which is unacceptable. If the applicant had done a boundary search they would have seen ownership was to the residents of Queens Pine. Both the fence to the rear of our gardens, the path behind each house and the fence which backs to the woodland is owned by the residents. Due diligence was not completed correctly and this worries the members of the action group.

Therefore we wonder what else has not been completed correctly in the process of the pre application. A copy of the deeds showing ownership has been submitted to be included in the officers report.

The supporting planning statement states that removing trees under 75 mm and crowning of the trees to give a 1 m clearance of the proposed fence will have no detrimental effect. We strongly disagree with this. To install a fence that is described would mean trees and bushes would definitely need removal which then impacts on the environment and animals.

The supporting planning statement states that a full wildlife survey should be carried out to sustain the possible presence of any wildlife on the ground or within the trees. This has not been completed and is shown in the Ecological Mitigation and Enhancement plan. (Submitted on the 5/4/22) No wildlife assessment has been carried (see below)

Bats

Offered mitigation without proper assessment of the species. Bats are often seen in Queens Pine gardens that back onto the woodlands.

Birds

Offered mitigation without proper assessment of species. Mitigation is bird boxes but does not take into consideration birds that will not nest in boxes, thrushes, Black birds and woodpeckers live in this area. Clearing the site would remove dead standing trees which some birds require.

Invertebrates

Offered mitigation without proper assessment by not understanding the important species which are possibly present, such as stag beetles laying eggs in dead fallen trees.

Dormice

Although not an ideal environment no appropriate assessment has been undertaken.

Badgers

Has a survey been carried out ?

Reptiles

No assessment has been carried out. Slow worms and common lizards have been sighted.

Hedgehogs

Hedgehogs are in abundance in the woodland and the impact on their habitat, nesting and breeding areas will be a devastating loss to our community.

The residents agree a woodland/biodiversity management plan conditions to approve is unacceptable as most of the native animals would have been pushed out by all the institutions of fences, the clearing of area and forest school usage. We believe that a wildlife Survey of the woodland for 5 years as stated in the latest report should be carried out, but before any work or human presence is allowed to enter the site. The woodland was not part of the school when the area was first built and was left for a safe area for wildlife to thrive and a natural barrier.

The residents have asked for a meeting to discuss the community's concerns, but this has not happened. We are very disappointed that the school has not consulted the residents from number 1 to 16 of Queens pine as the extension of the forest school will impact these residents the most and have a negative effect on our lives. The residents that live in Queens pine and surrounding communities are proud of the area we live in and look after it to preserve the way it looks.

Bracknell forest and the crown wood area is a mix of trees and houses and developing this area will destroy one of the only areas in Crownwood that is sheltered from human presence. We need to protect our wildlife and green spaces as COP26 outlined in the UN climate conference. A goal of theirs is to adapt to protect communities and natural habitats.

The action group members are very disappointed that the forest school is considering inflicting harm to the woodland and animals when they teach values to not impact the environment.

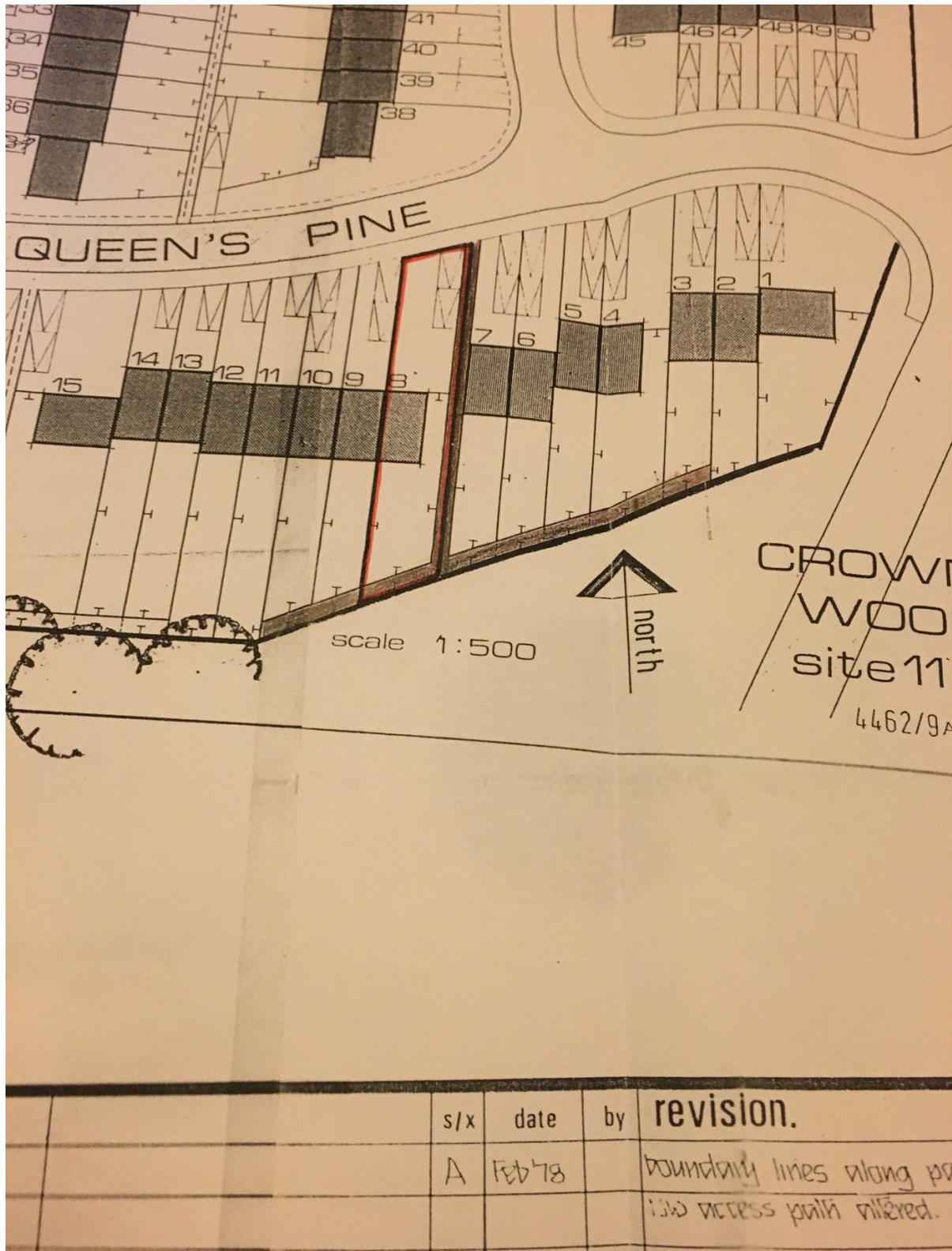
The residents have overwhelming concerns that have been highlighted by the lack of attentiveness given by the applicants. We therefore consider the proposal to change the use of the woodland in this application to be refused at the planning committee meeting.

Thank you for your time!

Kind regards

Mr David Bennett
Action group Coordinator

Copy of Deeds from Mr David Bennett, Action group Coordinator



Item No: 8
21/00657/FUL
Windmill Farm, Malt Hill, Warfield

CORRECTION TO OFFICER REPORT

Page 75 paragraph 9.33 should read:

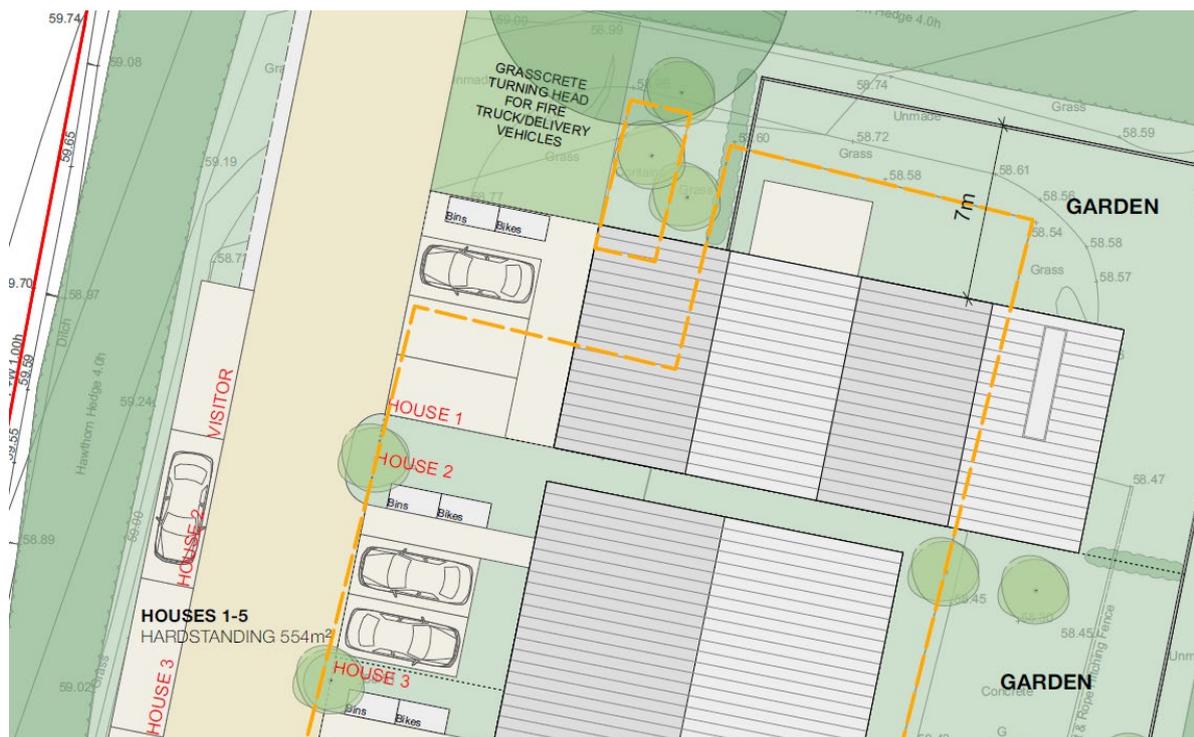
9.33 'The garage of dwelling 6 will need to be secured by condition for parking of at least one vehicle'

ADDITIONAL INFORMATION

The Waste and Recycling Manager has confirmed that the bin collection point is big enough to accommodate 10 bins across and 3 bins deep. There is enough space for the 6 properties to present at least 3 bins each, plus food waste caddies.

Amended plans have been received showing a visitor parking space for the development.

This has not resulted in an increase in hard surfacing as house 1 had a large enough forecourt to accommodate three vehicles parked side by side across the frontage, with the result that the layby visitor parking bay which was previously allocated for the proposed dwelling. This has resulted in the need for condition 2 to be updated.



AMENDMENT TO RECOMMENDATION

Condition 2 to read:

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

- Location Plan- 2010-P-100 R01
- Proposed Access Plan 2010-P-200 R03
- Proposed Site Plan (Roof level) 2010-P-250 R05
- Proposed Site Plan (Ground Level) 2010-P-251 R05
- Proposed Site Plan (First Floor) 2010-P-252 R04

Existing and Proposed Side Elevations 1 2010-P-400 R01
Existing and Proposed Side Elevations 2 2010-P-401 R02
Existing and Proposed Side Elevations 3 2010-P-402 R01
Proposed Elevations 1 2010-P-450 R01
Proposed Elevations 2 2010-P-451 R01

Forwards Visibility drawing number 2103045-03 revision A dated 08/09/2022;

Swept Path Analysis Fire Tender drawing numbers: 2103045-TK04 revision B, 2103045-TK06 and 2103045-TK07 all dated 11/10/2022.

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

Item No: 9
21/00707/OUT

Former Bus Station Site Market Street Bracknell Berkshire

Amendments to report.

1.2 A Financial Viability Assessment has been prepared since the application was considered which concludes that the scheme shows a negative residual value and therefore can provide only intermediate type units rather than a split of affordable rent and intermediate housing. Permission is therefore sought for the scheme on the basis of this revised affordable housing offer. The application seeks to deliver a policy compliant level of affordable housing (25%) and will deliver 42 new affordable units. The Scheme now seeks to deliver the 42 affordable housing units as intermediate units, an amendment from the previously proposed scheme which sought to deliver a split of 70% affordable rented units and 30% intermediate housing. Intermediate units will meet the NPPF definition of affordable housing.

Previously Determined Scheme	Revised Scheme
29 affordable rent 13 intermediate units	42 intermediate units

1.4 The NPPF at Annex 2 defines affordable housing as "housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)."

1.5 Affordable housing includes affordable rent which is at least 20% below local market rents and intermediate housing which includes shared ownership and intermediate rent which is rent set below market rent level. Shared ownership allows a share of a home to be purchased and subsidised rent paid to a housing provider on the share not owned.

5.1 Following the consideration of the application by the Advisory Planning Committee, a Financial Viability Assessment (FVA) was submitted to determine if the affordable housing and other planning obligations are reasonable taking account of viability considerations. The application previously considered by the Advisory Planning Committee proposed 42 units of affordable housing; 29 affordable rented units and 13 shared ownership units. 28 of the affordable units were to be two bedroom units and 14 one bedroom units. The Scheme now seeks to deliver the 25% affordable units as entirely intermediate units, providing 42 units of intermediate housing, 27 units being two bedroom units and 15 one bedroom units.

AMENDMENT TO OFFICER REPORT

Section 1 of the report should read:

1.1 The proposal is for the erection of single-storey and first-floor front extensions, the addition of a front gable and part 2 storey/part single storey rear extensions and loft conversion to create two additional bedrooms, following the demolition of the existing conservatory (additional bedrooms would comprise one at ground floor level and one in the roof).

Section 2 of the report should read:

2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections and also as the applicant is related to a member of staff whose role involves working directly with the Planning Division.

AMENDMENT TO RECOMMENDATION

08. The extensions hereby permitted shall not be occupied until the associated vehicle parking has been surfaced with a porous and bound or bonded material (in accordance with the approved plan (100 Proposed Site Plan) with a dropped-kerb serving each access either side of the wall. The three 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 and to reduce surface water run-off contributing to flood risk.

[Relevant Policies: BFBLP M9, CSDPD CS1, CS7 and CS23]

09. Notwithstanding the approved plans in Condition 02 above, a pedestrian footpath at least 0.97 metres wide shall be retained on the property providing access from the front to the rear garden for cycle storage.

REASON: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport.

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

10. Surface runoff water from the new development may not be discharged into the highway or the sewer system.

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.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative

02. No details are required to be submitted in relation to the following conditions; however, they are required to be complied with:

1. Time limit
2. Approved plans
3. Materials
4. Side Windows
5. Future Side Windows
6. Use of Annexe
7. Access
8. Parking
9. Provision of Pedestrian Access
10. Surface Runoff Water

AMENDMENT TO OFFICER REPORT

Paragraph 9.23. should read:

The closest neighbouring window to the application site on no. 4 Ellenborough Close serves a kitchen/lounge area. The Daylight and Sunlight Assessment demonstrates the proposal would pass the vertical 45-degree test. When measured on the floor plans the corner of the single-storey element would fail the horizontal 45-degree test. However, owing to the limited height of the single-storey element and the extension only failing on the horizontal plane, it is unlikely that there will be a significant loss of light so adverse to warrant refusal.

AMENDMENT TO RECOMMENDATION

Condition 4 should read:

04. The proposed side facing bathroom window at first-floor level of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of an openable fanlight that is no less than 1.7m above the internal floor level of the room that the window serves.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

This page is intentionally left blank

CROWN WOOD PRIMARY SCHOOL

Risk Assessment for an Open Fire (Forest School)

The purpose of an open fire is to offer the children an acceptable risk activity to enhance their learning opportunities and own coping strategies. If we only provide a sanitised environment and risk adverse activities children will not explore and discover the world for themselves, they will only experience a safety conscious environment. However safeguards must be in place to ensure the activity is at an appropriate level for their abilities and understanding without turning the activity into a safety first pursuit.

- Encounters with certain types of risk help children to learn how to manage those risks. To help children with this they will first be reminded about fire safety.
- Only children willing to participate will be included in the activity those with fears of fire will have the opportunity to talk to staff for reassurance.
- Children will be built, lit and supervised by an appropriately trained or experienced adult (e.g. holds a forest school qualification and / or similar qualification; Has experience from leading Scouts, Guides or similar organisation);
- Children have experience with using the fire during Forest School sessions in Years 3, 5 and 6.

Hazard	Harm	At Risk	Existing measures/ new measures	Who will do it when?
Fire & heat	Burning to skin & clothes	all	<ul style="list-style-type: none"> • Supervision of the fire, one person to be sat beside fire at all times while alight or hot embers remain, to ensure children do not have unsupervised access. • Children will be given rules and safety advice and dangers of fire prior to visiting the fire. • First aiders and first aid box will be available. • Fire proof gloves within easy reach. • Children will be supervised when cooking, given appropriate implements and a safety briefing. • Children will use a 1 – 1.5ft stick with an attached kebab skewer and fire proof tape over the open fire to toast the marshmallows. • Children will be asked questions about the fire and fire safety to enhance their understanding. 	Forest School Leader (FSL) will direct staff and brief children.
Fire out of control	Burning to skin & clothes	all	<ul style="list-style-type: none"> • As above • The fire will be in a designated spot, in a metal 'pit' raised off the floor to prevent the fire escaping the area. • Fire area will be away from buildings. • The fire will not be under overhanging trees which may catch alight. • A good supply of water or sand will be available to put out flames and dampen heat. • A fire blanket will be available to wrap around person who may be alight. 	FSL to check site; All staff responsible for fire control.

Hazard	Harm	At Risk	Existing measures/ new measures	Who will do it when?
Falls into fire	Burning to skin & clothes	all	<ul style="list-style-type: none"> As above Children have a safety brief before entering the fire pit area. The size of the fire is appropriate to the proximity of the tree canopy and the children sitting around it. No walking between the seats and fire allowed. When toasting marshmallows everyone at fire should be on one knee to remain stable. 	FSL to give safety briefing; All staff check rules are followed.
Smoke	Inhalation , irritation	all	<ul style="list-style-type: none"> The position of the fire will be away from buildings and be considerate to neighbours. The wind direction will be constantly assessed and children advised to move safely out of smoke direction. Dry suitable wood used to prevent excess smoke. Use clear goggles if needed. 	FSL to check wood supply & site; All staff advise children
Heat from hot embers.	burning to skin & clothes	all	<ul style="list-style-type: none"> When the fire activity is finished the embers will be dampened and cooled with water and spread out with a spade. 	FSL

RISK ASSESSMENTS ARE DYNAMIC DOCUMENTS AND ALL STAFF ARE EXPECTED TO REGULARLY REVIEW RISKS AND TAKE ACTION TO MITIGATE THEM 'IN THE MOMENT'.

INCIDENTS AND NEAR MISSES INVOLVING FIRE SHOULD BE REPORTED TO THE TRUST'S HEALTH & SAFETY TEAM USING THE DESKTOP LINK.

Updated by: Jason Brumpton, Forest School Leader
Approved by: Grant Strudley, Headteacher
Updated: November 2022
Review: November 2024



19

This page is intentionally left blank