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PLANNING COMMITTEE

20 APRIL 2023

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

(Assistant Director - 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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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
20th April 2023
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 6
22/00537/FUL
Palm Hills Estate London Road Bracknell Berkshire

Amendment to Officer Report

Paragraph 9.14 has been amended to include the following comparison table: -

Evolutional Timeline	3 rd Bedroom/Proposed Study Floor Area (sqm)	% Reduction in Floor Area from original approval	% Reduction in floor area against the minimum 'National Described Standard' for a bedroom (7.5sqm)
Outline Allowed at Appeal	6.5sqm	0%	↓13% (-1sqm)
Original Sec 73 Submission (March Committee)	5.6sqm	↓16%	↓25% (-1.9sqm)
Amended Plans (April Committee)	4.5sqm	↓31%	↓40% (-3sqm)

Paragraph 9.22 has been amended to read as follows: -

The LLFA was consulted formally on the application and subsequently confirmed that the principle of the drainage scheme is in accordance with the previously approved drainage strategy, however it is noted that flooding is increased on the site, therefore the drainage scheme should be reviewed to ensure that flooding is not increased on the site. Upon LLFA review of the site, the drainage officer did not identify any constraints to improving the drainage network to reduce the risk of flooding. The LLFA has recommended that improvements to the drainage scheme can be secured by way of condition.

Amendment to Recommendation

Condition 5 amended to read:

5. No dwellings shall be occupied until full details, including the programme for implementation, of proposed sustainable drainage systems have been submitted to and been approved in writing by the Local Planning Authority. Details shall include all components of the proposed systems, including tanks, any soakaway details and test results, headwall design, planting, liner design to the pond, health and safety risk assessment for pond design, and drawings as appropriate taking into account the groundwater table as set out in the WE Limited FRA dated April 2020 and accompanying letter dated July 2020. Details shall also include confirmation of the gully spacing calculations to demonstrate they are capable of conveying the rainfall volumes as set out in the approved drainage strategy and exceedance routing design. The submission shall be supported by calculations including urban creep and

climate change allowances demonstrating that the greenfield run-off rates have been met for all storm events.

The drainage arrangements shall be implemented in accordance with the approved details and the agreed programme.

A verification report shall be submitted to and be approved in writing by the Local Planning Authority prior to the first occupation of any dwelling within each phase of the development demonstrating that full details and specifications of the approved sustainable drainage systems have been implemented for that phase. This shall include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipework, hydrobrakes and cover systems required to demonstrate the full implementation of the approved scheme.

Condition 6 amended to read:

6. No dwellings shall be occupied until full details of how the proposed sustainable drainage systems shall be maintained and managed after completion have been submitted to and been approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, and with site-specific assessments included to demonstrate that health and safety has been fully considered and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

Additional condition included:

39. Prior to the practical completion of a development phase, as defined by the approved Phasing Plan 1295-CON-001, the marketing sales particulars for that phase demonstrating compliance with the approved plans listed under condition 04 of permission 22/00537/FUL, shall be submitted to, and approved in writing by the Local Planning Authority. Each dwelling shall be marketed using only the approved marketing sales particulars.

REASON: To ensure adequate parking provision is provided.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]
