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## **PLANNING COMMITTEE**

**15 JUNE 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

**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**  
**15th June 2023**  
**SUPPLEMENTARY REPORT**

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**Correspondence received and matters arising following preparation of the agenda.**

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**Item No: 5**

**22/00613/FUL**

**Land To The R/O Oak Tree Nursery Cocks Lane Warfield Bracknell Berkshire**

ADDITIONAL REPRESENTATIONS

2no. letters of objection have been received which raise the following (summarised):

- Inconsiderate to neighbours.
- Concerns about what agricultural use actually occurs on site. Saturday before the second meeting, two large trailers full of hay/straw arrived at site which came from another farm, this is the only activity observed.
- It seems all the support letters are from people that do not live in the area.
- There are industrial units in and around the area that they can move to.
- Previous site business operated from was sold for housing development.
- Appears Applicant staged an agricultural use at the site with no intention of using the barn other than for vehicle repairs.
- Are similar businesses in the area that provide the same service
- Increase in traffic

AMENDMENT TO REPORT

Paragraph 9.44 is expanded as follows:

Based on predicted trip rates as set out in the accompanying Transport Statement (TS), the proposed use could generate 67 two-way vehicle trips over the course of a typical weekday, equating to 335 trips over the course of a 5-day working week. Excluding weekends and typical public holidays in the UK, this could result in 16,884 vehicle trips per year, significantly exceeding that of the current agricultural use occurring within the application site. Predicted trip rates could be higher than the figures stated in the TS taking into account the location of the site and access to public transport, meaning customers may need to be picked up and dropped off to collect vehicles on site for repairs/servicing.

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**Item No: 6**

**22/01047/FUL**

**Land North Of Newhurst Gardens Newhurst Gardens Warfield Bracknell Berkshire  
RG42 6AW**

ADDITIONAL REPRESENTATION

One additional letter has been received from a new address. A number of objections have been submitted from addresses who have previously commented. These raised the following additional comments in addition to those reported in the officer's report.

- Narrowing of the access during repairs to the services that run beneath the carriageway is unacceptable, will result in danger to pedestrians and delivery and emergency vehicles mount the pavement.

[Officer comment: This will only occur if the road needs to be excavated should services fail. Services will be ducted where possible and can be re-laid without excavations. Should excavation of the road be required, the road will be closed except to allow access to emergency vehicles in an emergency. The likelihood of this happening is therefore very low and is a worst case scenario.]

- Additional pedestrian points are not acceptable and will result in people congregating outside properties.

- Road safety audit highlights dangers (including trip hazards) for pedestrians in the design. The design is flawed and dangerous.

[Officer Comment: The road safety audit is designed to highlight the areas of potential danger so that the risks can be assessed and designed out if needed. In this case, at the request of the Highway Authority, planting of shrubs on the grass verges is proposed to deter pedestrians continuing to walk along it].

- Plans now show crossing on Warfield Street.

[Officer Comment: This was secured as part of the legal agreement attached to the outline consent (ref. 16/01004/OUT) and for clarity the plan has been removed from the list of plans.]

- Road must be adopted and constructed to adoptable standards. What assurance can Bracknell Forest Council give us that this will be done?

[Officer comment: The Highway Officer has consulted with the Adoptions Team who have confirmed that the specification of construction complies with Bracknell Forest standards for road adoption].

- Visibility splays for junction of Newhurst Gardens and Warfield Street still not submitted.

- Pruning proposed to TPO'd trees would result in lopsided trees. A recent TPO application to prune one tree was refused by the Tree Service but now a developer asks its allowed?

- Surface water would run off the proposed slopes to the raised platform onto adjoining residential properties causing damage.

- Road safety audit should have included visibility splays between Newhurst Gardens and Warfield Street but it hasn't.

[Officer Comment: The road safety audit concentrated on the changes to the access, which is what is being considered by this application].

- A number of accidents have occurred on Warfield Street. This proposal will exacerbate this.

[Officer comment: Whilst there may have been accidents, these have not been severe enough result in police involvement at which point they are logged.]

- Inconsistencies between drawings as visibility splays should be shown on both plans to demonstrate that they are over land controlled by the applicant.

- Noise from the rumble strips will be disruptive to nearby residents.

[Officer comment: this was picked up by Highway Officers and designed out].

- The broadband connection to no. 5 Newhurst Gardens runs beneath the new proposed pavement resulting in significant loss of connection.

[Officer comment: this is not a material planning consideration. During construction existing utility connections should be protected.]

## AMENDMENTS TO RECOMMENDATION

Condition 3 to be amended to read:

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

- o Site Location Plan (approved under 16/01004/OUT)
  - o Access Plan Overview (186/301 B)
  - o Warfield Street (186/307)
  - o Schedule of Tree Works (SJA stw 23031-01 May 2023)
  - o Tree Protection Plan (SJA AIA 23031-041b)
  - o Vehicular Access Scenarios (186/305)
  - o Road Safety Audit Stage 1 (ref: BN/CH/23-124)
- REASON: To define the permission

[Officer comment: this removes plan 'SCP/16275/SK05- Proposed pedestrian arrangement for existing junction, Newhurst Gardens/ Warfield Street' as this plan was not included on the original outline decision notice.]

05. The access road and its associated footways and margins hereby approved shall be constructed in accordance with the approved drawings and Road Safety Audit with the carriageway construction to meet Bracknell Forest Council's adoptable standards prior to the commencement of development within the rest of the site. The margin on the eastern side of the access road north of the driveway for no. 6 Newhurst Gardens shall be planted with species with a height of between 0.2 metres and 0.6 metres.

The connections between the access road and existing driveways shall have a less than 1:15 gradient over a length of no more than 5.0 metres.

REASON: In the interests of highway safety and tree protection and to allow for the efficient delivery of goods and access by service and emergency vehicles including the Council's waste and recycling collection vehicles.

[Relevant Policies: BFBLP 'Saved' Policies EN1, EN20, M4, M6 and M7; Core Strategy DPD CS7, CS23]

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**Item No: 7**  
**22/00868/FUL**

**34 The Broadway Sandhurst Berkshire GU47 9AB**

ADDITIONAL INFORMATION

Transport Implications

As a response to Ward Councillor concerns about parking for the dwelling and whether there is sufficient visibility, the Highway Authority has been re-consulted.

Questions have been raised as to whether there is sufficient visibility for pedestrians given the third parking space and its proximity to the boundary. The Councillors have also asked whether a Road Safety Audit 1 and 2 have been conducted.

Concerns have also been raised about any side boundary treatment adjacent to no. 8 Gibbons Close and whether this can also be a potential hindrance to visibility. A further condition will be added to the recommendation requiring details of boundary treatment.

The Highway Authority have provided a response, which is as follows:

- o The third space nearest to the red-line boundary is at the end of a cul-de-sac where there is no footway and therefore pedestrians are expected to be using the shared surface carriageway and vehicles would be at very low speeds.
- o There is no requirement for a visibility splay into third party private property.
- o No Road Safety Audit (RSA) is typically requested for a simple dropped-kerb crossover access. Road Safety Audits are normally reserved for a higher standard of access.

NPPF paragraph 111 only allows refusal on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts would be severe. The Highway Authority is satisfied that there is no unacceptable impact on highway safety nor severe residual cumulative impacts.

Flooding

The Local Lead Flood Authority (LLFA) has been consulted and offers no objection to the proposal subject to a suitable condition requiring a scheme for the disposal of surface water drainage that can be maintained for the lifetime of the development, to be submitted to and agreed by the Local Planning Authority before the commencement of development. The

reason for this being that the proposed hardstanding for the dwelling will create an impermeable area, and as such lead to an increase in surface water runoff. However, the LLFA has not objected subject to this condition.

#### AMENDMENTS TO RECOMMENDATION

Additional conditions:

15. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the dwelling.

REASON: - In the interests of the visual amenities of the area. [Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

16. No development shall take place until a scheme for the disposal of surface water drainage, that can be maintained for the lifetime of the development, has been submitted to and agreed in writing by the Local Planning Authority.

Information required to be submitted to satisfy condition above includes:

a) The existing drainage arrangements of the site including discharge location and rate where appropriate.

b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved.

c) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting and drawings as appropriate.

d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.

and

e) Mitigation measures for managing surface water flood risk within the site.

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.

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#### **Item No: 8**

**22/00898/FUL**

**45 Forest End Road Sandhurst Berkshire GU47 8JT**

#### AMENDMENT TO COMMITTEE REPORT

Addition of paragraph between paragraphs 9.17 and 9.18:

9.18. The integral garage would be converted into habitable accommodation with the garage door being converted to a window. The original planning consent, 604376, does not appear to include a restriction on the use of the garage room and as such the conversion could be undertaken without consent. There is no concern raised regarding the design of this window following the replacement of the garage door.

Alteration of wording of several paragraphs:

1.1. The proposal is for the construction of a two-storey front extension, enlargement of an existing front dormer, construction of a rear dormer and conversion of the integral garage to habitable accommodation.

5.1. Full planning permission is sought for the erection of a two-storey front extension, enlargement of an existing front dormer, construction of a rear dormer and conversion of the integral garage to habitable accommodation.

9.5. The proposed development consists of a two-storey front extension, enlargement of an existing front dormer and construction of a rear dormer and conversion of the integral garage to habitable accommodation. Each of these elements will be considered individually and then cumulatively.

Formerly 9.35. [Now 9.36] The existing dwelling benefits from 4no. bedrooms, with the proposed development providing two additional bedrooms, one in the converted loftspace and one which is listed on the proposed floor plans as an office. A parking plan has not been submitted to support the application however according to the Council's Parking Standards SPD there is increase in parking requirements, which results from the increase of 2no. bedrooms from a four-bedroom property to a six-bedroom property. Whilst it is noted that the integral garage would be converted as part of the application as the alterations could be undertaken under permitted development it is not considered reasonable that additional parking is required of the applicant.

#### AMENDMENT TO RECOMMENDATION:

##### Additional condition

5. No development (including initial site clearance) shall commence until a programme of supervision and monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- a) induction and personnel awareness of arboricultural matters;
- b) identification of key personnel and their responsibilities ;
- c) statement of delegated powers;
- d) timing of site visits and methodology of record keeping; and
- e) procedures for dealing with variations and incidents.

The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details.

No variation of the approved monitoring program shall take place. A copy of the signed inspection report shall be sent to the Local Planning Authority following each visit.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

##### Amendment to Informative 04:

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

##### 05. Tree Monitoring and Implementation

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

01. Time limit
02. Approved plans
03. Materials
04. Tree Protection Measures

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**Item No: 10**  
**23/00097/FUL**  
**Acre House 12 Broom Acres Sandhurst Berkshire GU47 8PW**

AMENDMENT TO OFFICER'S REPORT

6.0 REPRESENTATIONS RECEIVED

Response from additional consultation

No further representations have been received

7.0 SUMMARY OF CONSULTATION RESPONSES

Highway Authority

The Highway Authority have not objected to the proposal subject to conditions and informatives (please see conditions and informatives below).

The Highway Authority has visited the site and confirms that the proposed second dropped-kerb crossover access has been formed. The area of highway verge between the two dropped-kerb crossover accesses should be re-seeded or re-turfed. The layout proposed, with two accesses/egresses with parking between is common in the area with similar arrangements at nos. 8, 10, 11, 13 and 18 Broom Acres.

9.0 PLANNING CONSIDERATIONS

9.7 Impact on the Character and Appearance of the Area

A further plan has been received which amends the rear elevation to show the location of downpipes only. Details have also been provided as to the colour of the proposed render (Polar White Render RAL 9012), and this colour is considered in keeping with render found on neighbouring properties.

AMENDMENTS TO RECOMMENDATION

Conditions

Replacement of Condition 2 with:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 18th May 2023 and 12th June 2023:

Drawing Nos.

110 received 18th May 2023

120 received 18th May 2023

140 received 18th May 2023

160 received 18th May 2023

130 received 12th June 2023.

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

New Condition 4:



04. The proposed render used on the external surfaces of the extensions hereby permitted shall be Polar White Render (RAL 9012).

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

#### Subsequent Conditions

05. The new first floor window in the north-facing side elevation 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 Policy: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level and above in the side elevations of the development hereby permitted (except for any which may be shown on the approved drawing(s)), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut, or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policy: BFBLP EN20]

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order with or without modification, the annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Acre House, 12 Broom Acres, and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would not provide sufficient off-road parking to comply with Council parking standards.

[Relevant Policy: BFBLP M9]

08. The extensions hereby permitted shall not be occupied until the access has been constructed in accordance with the approved plan with an access on either side of the front wall. The front wall shall not exceed the height of the existing wall and shall be in a similar style and materials as the existing wall. The access points shall thereafter be retained.

REASON: In the interests of highway safety and the free flow of traffic. [Relevant Policy - CSDPD CS23]

09. 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 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]

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.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

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