

Date Published: 16 August 2023



PLANNING COMMITTEE

17 AUGUST 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

(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
17th August 2023
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 05
18/00242/OUT

Land At Amen Corner South London Road Binfield Bracknell Berkshire

AMENDMENT TO OFFICER REPORT

(i) Paragraph 4.2 amended to confirm Committee resolution was dated 21st August 2014.

(ii) Paragraph 6.4 amended following receipt of two additional objections received since the report was published. These objections both refer to traffic concerns which had already been referenced and addressed within the report:

'6.4 Thirteen objections were received. The main concerns are as set out below: -'

(iii) Paragraph 9.96 amended to read as follows:

'Also, there is a need to ensure that access is available from the site to adjacent development sites which are either permitted or could come forward in the future. The obligation will also ensure that those routes, which will be required, are delivered up to the boundary of the site to ensure no future ransom situation occurs.'

AMENDMENT TO RECOMMENDATION

(i) Paragraph 11.1 point x. amended to read as follows:

'Ensure that routes, which will be required, are delivered up to the boundary of the site to ensure no future ransom situation occurs.'

(ii) Condition 06 (Approved Plans) amended to include plans that are on file however they were not included within the published condition and to reflect updated revisions or dates. For clarity, the amended references are underlined.

Condition 06 amended to read as follows:

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

- FRA Addendum Rev 3 - dated 16 August 2022
- Technical Note: Response to LPA Key Issues - dated 24 May 2022
- Surface Water Drainage strategy Sheet 1 / 2 - P17
- Surface Water Drainage Strategy Sheet 2 | 2 - P14
- GTA Foul Drainage Technical Note (August 2023)
- Existing Ditch Location Plan and Overland Flow - P3
- Soakaway Test Results and Location Plan - B
- Proposed Drainage Catchments - P7
- Overland flow paths - P8
- Site Geology Sections - P3
- Proposed SuDS Details - P3
- Detailed Site Levels - Sheet 1 of 4 - P11
- Detailed Site Levels - Sheet 2 of 4 - P9

- Detailed Site Levels - Sheet 3 of 4 - P9
- Detailed Site Levels - Sheet 4 of 4 - P10
- Summary of Design Changes
- Flood Risk: Technical Note (20 June 2023)
- Surface Water Flooding Overlay over Proposed Site Layout - 1010 - P1
- Tree Survey and Arboricultural Impact Assessment D 2 December 2022 (ref-JSL2512_771)
- Tree Protection and Removal Plan (Sheet 1 of 4) - JSL2512 720 B
- Tree Protection and Removal Plan (Sheet 2 of 4) - JSL2512 721 B
- Tree Protection and Removal Plan (Sheet 3 of 4) - JSL2512 722 B
- Tree Protection and Removal Plan (Sheet 4 of 4) - JSL2512 723 C
- Tree Protection and Removal Plan (Sheet 4 of 4) - JSL2512 724 B
- Phase 1 Botanical Survey by RPS
- Ecology Survey Report by RPS May 2021
- Ecological Mitigation and Enhancement Strategy Sept 2022
- BNG Metric 3.1 - Dated: 5 July 2022
- BNG Assessment- Dated: January 2023
- Ecology: Technical Note (September 2022)
- TA (produced by: GTA - May 2021) - as per June 2021 re-submission
- Summary of Spine Road Design Changes issued by GTA (September 2022)
- 11533_0101_P7
- 11533_0102_P7
- 11533_0103_P7
- 11533_1950_P6
- 11533_1951_P6
- 11533_1952_P7
- 7903_302_p9 site refuse vehicle tracking
- 7903_303_p7 site visibility splays
- 7903_304_p7 spine road visibility splays
- 7903_304_p7 spine road visibility splays
- 7903_1031_p3 road long sections 1/3
- 7903_1032_p4 road long sections 2/3
- 7903_1033_p2 long sections 3/3
- 7903_1150_p5 cycleway footway gradients
- 7903_1015_p6 - site roads key plan
- Bus Tracking Sheet 1 of 2 - 1953 - P1
- Bus Tracking Sheet 2 of 2 - 1954 - P1
- Micro Modelling Transport Technical Note (August 2023)
- Technical Note - Response to Remaining Highway Concerns (August 2023)
- 7903_1015_p7 - site roads key plan & adoptions layout
- 7903_1150_p6 cycleway and footway key plan & gradients
- Revised Strategic Modelling Note provided by LPA Senior Engineer/ Modeller (Richard Wilson) - Dated: 17 June 2022
- 21803_06_170_01.1 - Topo Survey
- JSL2512_100_Rev L - Landscape
- JSL2512_101 - Play Area Design
- JSL2512_201H- Hard Landscape Design 1/2
- JSL2512_202G- Hard Landscape Design 2/2
- JSL2512_210C - Play Area Detail
- JSL2512_501G-Soft Landscape Design 1/6
- JSL2512_502G- Soft Landscape Design 2/6
- JSL2512_503G- Soft Landscape Design 3/6
- JSL2512_504G- Soft Landscape Design 4/6
- JSL2512_505H - Soft Landscape Design 5/6
- JSL2512/506H - Soft Landscape Design 6/6
- JSL2512_720B
- JSL2512_721B
- JSL2512_722B
- JSL2512_723B
- JSL2512_724B
- JSL2512_771B

- JSL2512_555C - Landscape Management Zoning Plan
- Landscape Management Plan JSL2512_570 D (August 2023)
- 102 - OSPV - Rev B
- 18.077.107: Woodland Walk Path and Lighting Plan
- Design & Access Statement: Addendum (September 2022)
- Site Layout Sheet 1 - 18.077.100 80
- Wider Site Layout - 18.077.100W 80
- Site Layout Sheet 2 - 18.077.101 80
- Wider Site Layout-Tenure Plan - 18.077.101W 80
- Wider Site Layout- Storey Heights Plan - 18.077.102W 80
- Wider Site Layout - Materials Plan - 18.077.103W 80
- Wider Site Layout - Character Areas - 18.077.104W 80
- Proposed Commercial Outline Plan - 18.077.105 D
- Site Layout PROW Proposals - 18.077.106 80
- Site Location Plan - 18.077.1000
- Moseley (739) Residential Core - 18.077.A.01 A
- FOG -Amen Corner Gateway - 18.077.AFF.01 A
- FOG-Woodland Walk - 18.077.AFF.02 A
- FOG - Forest View- 18.077.AFF.03 A
- WP3625A (1324) -Amen Corner Gateway - 18.077.AFF.10 A
- Morden (533) - Residential Core - 18.077.8 .01
- Morden (533) - Residential Core - 18.077.8.02
- Barton (761) - Woodland Walk - 18.077.C.01 A
- Barton (761)- Residential Core - 18.077.C.02 A
- Barton (761)- Residential Core - Cnr Ver - 18.077.C.03
- Windermere (970) -Amen Corner Gateway -18.077.0.01 A
- Windermere (970)- Residential Core - 18.077.D.02 A
- Windermere (970) - Forest View- 18.077.D.03 A
- Derwent (969) -Amen Corner Gateway - 18.077.E.01
- Derwent (969)-Woodland Walk- 18.077.E.02 A
- Derwent (969) -Residential Core - 18.077.E.03 A
- Derwent (969) -Forest Core - 18.077.E.04
- Ashworth (874)-Amen Corner Gateway - 18.077.F.01
- Ashworth (874)-Woodland Walk- 18.077.F.02
- Ashworth (874)-Residential Core -18.077.F.03 A
- Foxcote (1187) - Residential Core - 18.077.J.01 A
- Earlswood (1220)-Woodland Walk - 18.077.K.01
- Earlswood (1220) -Woodland Walk Altern - 18.077.K.02
- Earlswood (1220)- Forest View - 18.077.K.03
- Earlswood Cnr (1220)-Amen Corner Gateway- 18.077.K.04
- Earlswood Cnr (1220)-Forest View - 18.077.K.05
- FOG - Forest View - 18.077.L.01
- Lockwood (999)- Residential Core Std - 18.077.N.01
- Lockwood (999) -Amen Cnr Gateway - Cnr - 18.077.N.02
- Lockwood (999) -Woodland Walk - Cnr Ver - 18.077.N.03 A
- Lockwood (999) -Residential Core - Cnr Ver - 18.077.N.04 A
- Lockwood (999) -Forest View - Cnr Ver - 18.077.N.05 A
- Carleton (980) -Amen Corner Gateway - 18.077.P.01 A
- Carleton (980) -Residential Core - 18.077.P.02 A
- Carleton (980) Forest View - 18.077.P.03 A
- Trafalgar (699) - Woodland Walk - 18.077.Q.01
- Trafalgar (699) - Residential Core - 18.077.Q.02
- Trafalgar (699) - Forest View - 18.077.Q.03
- Conniston (1222) -Woodland Walk- 18.077.S.02
- Conniston (1222) - Forest View - 18.077.S.03
- Townhouse (1154) -Amen Cnr Gateway - 18.077.W.01 B
- Townhouse (1154) - Residential Core - 18.077.W.02 B
- Glandon (1333) -Amen Corner Gateway - 18.077.X.01 B
- Craghead (1074)-Amen Cnr Gateway - 18.077.Y.01 A
- Craghead (1074)-Residential Core - 18.077.Y.02 A
- Cragside (1111) -Amen Corner Gateway 5 18.077.Z.01

- Cragside (1111) -Residential Core - 18.077.Z.02
- Block A- Floor Plans - 18.077.FL01.01
- Block A- Elevations - 18.077.FL01.02 B
- Block B - 18.077.FL02 A
- Block D - 18.077.FL04 A
- Block E - 18.077.FL05 B
- Block F - Floor Plans - 18.077.FL06.01
- Block F - Elevations - 18.077.FL06.02 A
- Block G - Floor Plans - 18.077.FL0?.01
- Block G - Elevations - 18.077.FL0?.02 B
- Block H - Floor Plans - 18.077.FL08.01
- Block H - Elevations - 18.077.FL08.02 A
- Block I - 18.077.FL09 A
- Block J - 18.077.FL10
- Block K - 18.077.FL11 A
- Block L- Floor Plans - 18.077.FL12.01 A
- Block L- Elevations - 18.077.FL12.02 A
- Double Garage - Dual Ownership - PSC - 18.077.GA.01
- Double Garage - Dual Ownership - 18.077.GA.02
- Single Garage - Parking Space Comp - 18.077.GA.03 A
- Single Garage - 18.077.GA.04 A
- Triple Garage - 18.077.GA.05
- Carport - 18.077.GA.06
- Double Pergola - 18.077.GA.07
- Triple Pergola - 18.077.GA.08
- Parking Awning - 18.077.GA.09 A
- Sub-Station - 18.077.GA.10
- Block A - Bin and Cycle Store - 18.077.GA.11
- 2B4P-4 (850) Amen Corner Gateway - 18.077.AFF.13
- 2B4P-1 (850) Woodland Walk - 18.077.AFF.14
- 2B4P-2 (850) Residential Core- 18.077.AFF.15
- 2B4P-2 (850) Forest View - 18.077.AFF.16
- 2B4P-3 (850) -Amen Corner Gateway - 18.077.AFF.17
- 3B6P-1 (1098)- Forest View - 18.077.AFF.18
- 3B6P-2 (1098) -Amen Corner Gateway - 18.077.AFF.19
- 3B6P-2 (1098)- Forest View - 18.077.AFF.20
- 3B5P WC (1254) -Woodland Walk- 18.077.AFF.21
- 4B7P WC (1496)-Woodland Walk- 18.077.AFF.22
- 2B4P- 5 (850) -Woodland Walk - 18.077.AFF.23
- Lockwood (999)- Residential Core Cnr Ver - 18.077.N.06
- Bin/ Cycle Storage Split Level Units - 18.077.120
- Highways and Private Access Plan Bracknell (August 2023) - 105-HPP-001
- Geo-Technical and Geo-Environmental Site Investigation Report; Contamination Site Summary Report; Contamination Plan; and Remediation Plan by Eastwood and Partners (2017)
- Bat Activity Survey 2017 by the Ecology Partnership
- TA (produced by: GTA - May 2021)
- Sequential Test (June 2023)

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

(iii) Condition 10 amended to read as follows:

10. The development shall be implemented in accordance with the Proposed Post-Development 'Habitat Areas' plan included within the BNG Assessment (Appendix A) (dated: Jan 2023). An ecological site inspection report, confirming the provision of the approved enhancements on site, shall be submitted to the Local Planning Authority within three months of the first occupation of the development and approved in writing thereafter. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of biodiversity [Relevant Plans and Policies: CSDPD CS1 & CS7.

Please note that changes have been underlined.

(iv) Condition 24 to read as follows:

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

The CEMP shall include as a minimum;

- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- (ii) Details of the parking of vehicles of site operatives and visitors;
- (iii) Areas for loading and unloading of plant and materials;
- (iv) Areas for the storage of plant and materials used in constructing the development;
- (v) Location of any temporary portacabins and welfare buildings for site operatives;
- (vi) Details of any security hoarding;
- (vii) Details of any external lighting of the site;
- (viii) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (ix) The control of rats and other vermin;
- (x) Measures to control surface water run-off during demolition and construction;
- (xi) The proposed method of piling for foundations (if any)
- (xii) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiii) Details of wheel-washing facilities during both demolition and construction phases; and
- (xiv) Areas for the turning of construction and demolition vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear.
- (xv) Measures to control non-native invasive species.
- (xvi) Details of measures to mitigate the impact of demolition and construction activities on ecology.

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

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases. [Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

(v) Additional condition 35 to read as follows:

35. No development shall take place until details of the construction of the raised berm to the attenuation basin/pond required as part of the drainage works has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in full accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with policy CS1 of the Core Strategy.

(vi) Additional condition 36 to read as follows:

36. The development hereby permitted shall be implemented in accordance with the Foul Water Strategy Plans, as contained within the approved GTA Foul Drainage Technical Note (August 2023). Subsequently there shall be no occupation of buildings serviced by foul water infrastructure, or discharge of foul or surface water from the site into the public system, until the drainage works referred to in the approved technical note and associated plans have been completed in full.

REASON: To ensure that sufficient foul drainage capacity is made available to cope with the new development; and to prevent the new development from contributing to, or being, put at unacceptable risk from, or being, adversely affected by unacceptable levels of pollution.

[Relevant Policy: BWLP WLP6]

(vii) Amendment to the reasons for refusal, should a suitable S106 Legal Agreement not be secured, to read as follows:

In the event of the S106 agreement not being completed by 30th November 2023, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

01 In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

02 The proposed development would unacceptably increase the pressure on future educational needs, highways and transportation infrastructure, community facilities and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure either suitable contributions and/or mitigation towards future educational needs, integrated transport and highway measures, open space, and community facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and Site Allocation Local Plan Policy SA8 and to the Planning Obligations SPD and the NPPF.

03 In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to 'Saved' Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF.

04 In the absence of a planning obligation to secure a biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 170d of the NPPF.

05 In the absence of a planning obligation to secure suitable offsite Reptile Mitigation and monitoring, the proposal is contrary to CSDPD Policy CS1 and the NPPF.

06 It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

Item No: 06
23/00191/FUL
19 Tawfield Bracknell Berkshire RG12 8YU

AMENDMENT TO THE RECOMMENDATION

An additional condition is recommended:

05. The 2 new parking spaces (spaces 2 and 3 on the approved parking plan) to the front of the dwelling shall be constructed of permeable materials and shall be maintained as such thereafter.

REASON: To ensure the risk of flooding is not increased.

[Relevant policy: CSDPD CS1]

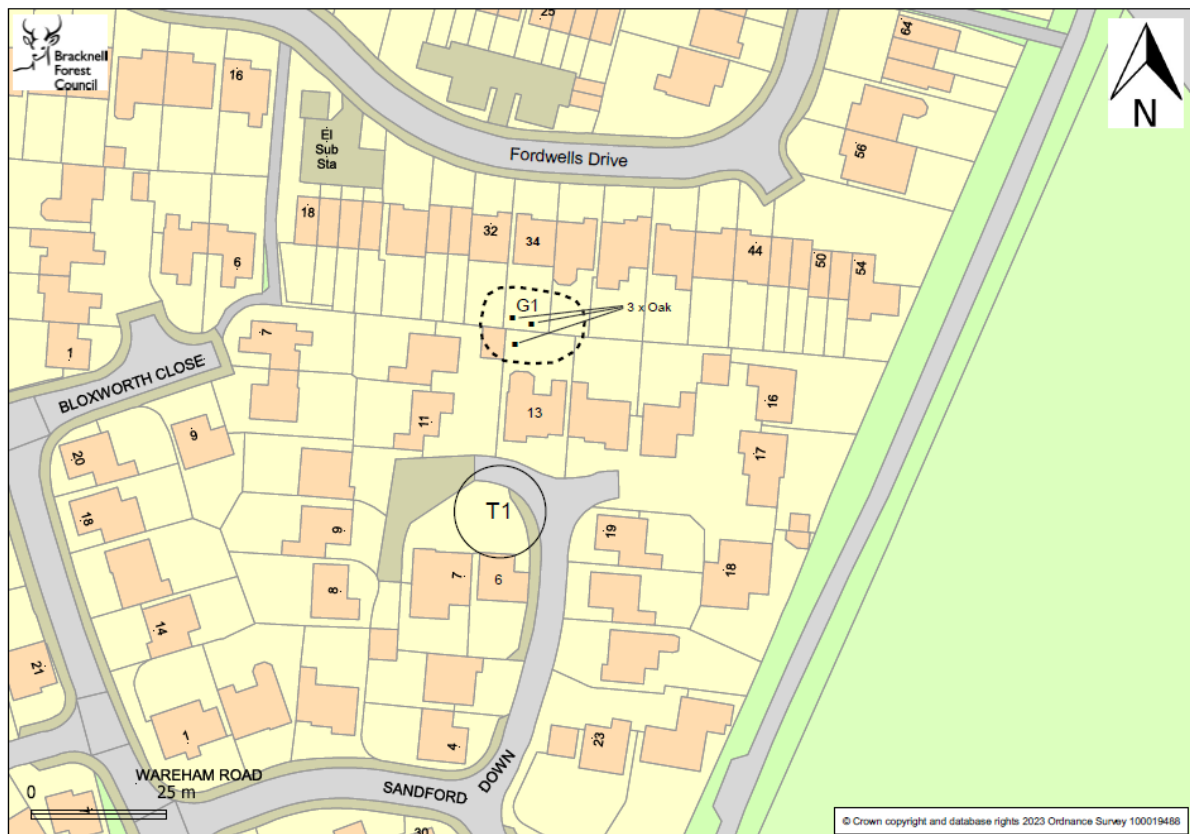
Item No. 07

Confirmation of Tree Preservation Order - (TPO) 1393

Land at 6 & 13 Sandford Down and 34 Fordwells Drive, Bracknell, Berkshire

AMENDMENT TO OFFICER REPORT

The following plan replaces the plan on page 65 of the agenda. – email plan



Amendment to paragraph 6.2

The word 'Legal' replaces 'Personal' bracketed at the end of section f) proximity to structure.

Amendment to paragraph 6.4

Replace: A Guide to the Law and Good Practice', DETR 2000 [the 'Blue Book 2000 (Para. 3.3)]' Guidance with, Government guidance online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

ADDITIONAL COMMENTS RECEIVED

A further 6 objections have been received after the expiry of the 28 day deadline for making representations. The additional objections from nos. 8, 9, 11, 15, 17, & 19 Sandford Down, have been made in relation to 'Quality of Life' which has already been addressed within section 6.1 & 6.2 of the officer report. Concerns have also been raised that old photographs have been used in the report and no notification has been given to residents who have been impacted upon by the TPO.

Officer comment: The photographs included in the report were taken 14.01.2022 for T1 and 16.01.2023 for G1. Additional photographs of G1 taken last week are contained in this supplementary report. The TPO has been served on all relevant landowners.

Additional Photographs showing Group designation G1

Image 1:



IMAGE 2:



IMAGE 3:



G1 R/o 34 Fordwells Drive