

Date Published: 13 September 2023



## **PLANNING COMMITTEE**

**14 SEPTEMBER 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**  
**14th September 2023**  
**SUPPLEMENTARY REPORT**

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

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**Item No: 5**  
**19/00009/OUT**

**White Gates Mushroom Castle Winkfield Row Bracknell Berkshire RG42 7PL**

AMENDMENT TO OFFICER REPORT

Amend description of development to include demolition of existing dwelling and outbuildings, to read:

Outline application for the erection of up to 42no. dwellings, ancillary infrastructure and open space with vehicular access from Gardeners Road (all matters reserved except for details of access) following demolition of existing dwelling and associated outbuildings.

6.2 33 additional objections have been received, 2 letters making general representations and 1 letter of support. The letter of support states that more housing is welcome given challenges with affordable housing in the area and that the proposed development is close to a bus route and open space.

The objections raise the following planning considerations:

- overdevelopment in local area changing its character
- characterless housing being erected in Winkfield Row
- pressure on local infrastructure
- loss of green space
- impact on local wildlife
- no need for new dwellings in the area
- reduction in pedestrian safety from new proposed access off Gardeners Road
- increase in traffic
- existing site enjoyed by dog walkers
- flats out of character
- lack of public transport
- impact of construction works
- insufficient parking
- incompatible with U.K. government's commitment to protecting 30% of green space nationally by 2030
- air pollution
- highway safety issues in both Chavey Down Road and Aldridge Park
- questions as to how biodiversity net gain be achieved
- increased risk of flooding and need for a balancing pond within the site

9.52 Specific concerns have been raised about the relationship between the proposed development and the protected oak (T27 on illustrative masterplan) within the centre of the site which calls into question the adequacy of the illustrative layout in demonstrating that 42 dwellings can be accommodated on the site.

As indicated in the report (para. 9.52) this is an issue already considered by Officers which has led to the revision of the original illustrative layout to the one that is now before the Committee.

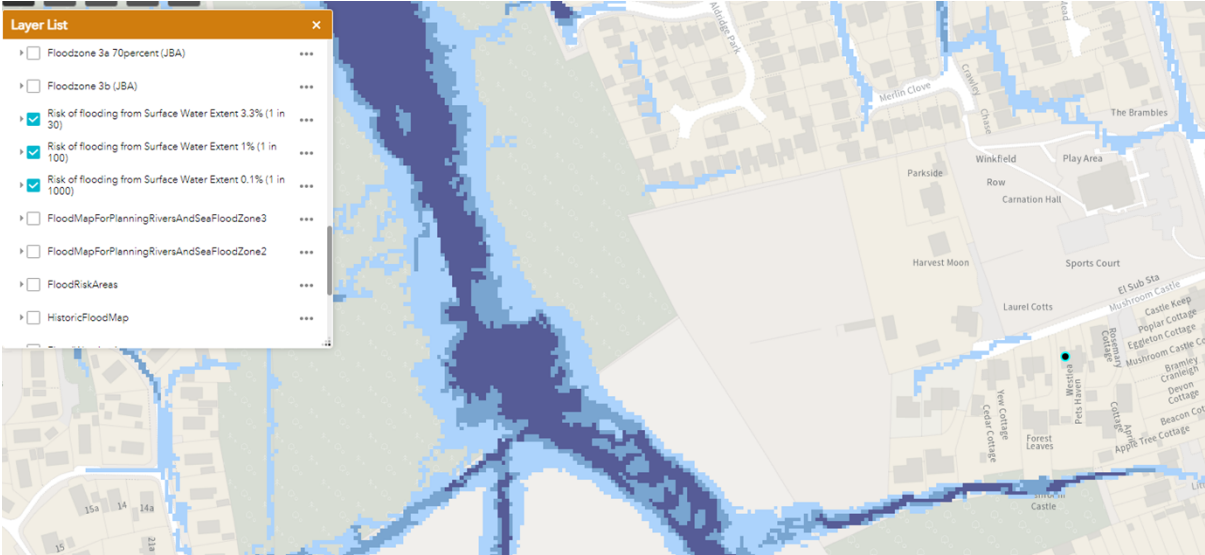
Further comment has been sought from the Head of Natural Estates to address this issue. He confirms that the treatment of T27 within the illustrative layout is supported for the following reasons:

- o There is a significant natural space left on the southern and eastern sides of the tree, allowing unrestricted growth in those directions.
- o The nearest residential properties and gardens are separated from the crown of the tree by access roads, which is a design strength, protecting the canopy from conflict with residential areas and ensuring the tree has space to grow over roads and paths before potentially causing conflict with gardens / buildings which would require pruning.
- o The road construction, whilst close to the RPA of the tree, is not considered to present a significant threat to the future health of the tree, based on the potential for adaptive growth in other directions and recognising that the relevant British Standard 5837 provides options for construction methodology that minimises harm and protects future opportunity for root growth. These details would be for future reserved matters consideration.
- o In summary, the illustrative layout accommodates the properties while protecting trees and creating the opportunity for the future growth of trees to be accommodated within undeveloped, open areas.

In light of these comments, officers remain of the view that the illustrative layout provides sufficient assurance that the quantum of development proposed (i.e. 42 dwellings) can be accommodated on the site without detriment to the long-term retention of any of the protected trees. In light of the concerns raised, an amendment to Informative 03 is recommended to ensure that any future reserved matters scheme pays significant regard to the relationship of the proposed development to all protected trees.

9.56 Concern has been raised that the extent of surface water flooding in the southern tip of the site (referred to at para. 9.56), and the requirement to ensure that all dwellings are located clear of this area (as reflected in Informative 03) could impact upon the potential capacity of the site to accommodate 42 dwellings.

The following extract shows the extent of this area of surface water flooding across the site:



It will be noted, that this relates to a very limited area along the site's southern edge and its presence will not impact upon the site's ability to accommodate the proposed number of units.

9.58 The Drainage Strategy submitted with the outline application confirms that a foul water connection will be made to the existing sewer in Gardeners Road. Thames Water have provided the following additional information about the routing of the sewer:

*'Flows from this site are expected to connect to the 175mm foul water gravity sewer situated in Chavey Down Road (B3017). The flows will gravitate northwards crossing Forest Road and continuing along Winkfield Row before turning westwards via gravity towards Newell*

*Green. Flows at this point will either discharge to Bracknell North SPS for pumping to Bracknell STW or to Binfield SPS where flow is pumped to Church Lane SPS before pumping into Bracknell STW'.*

Concern has been raised about the capacity of the sewage network to accommodate the proposed development. As stated at para. 9.58 of the report, Thames Water have confirmed that the existing system does have sufficient capacity to accommodate the proposed development and this position has been re-confirmed with them.

A recommended condition requires the submission and approval of a detailed foul water drainage strategy detailing any on and off-site drainage works including points of connection into the existing system to be approved in consultation with the sewage undertaker and subsequently implemented.

For further certainty, an additional condition is recommended on the Supplementary Report that would prevent occupation of any dwelling, until details of the required consent from the sewage undertaker to this connection has been provided to the Local Planning Authority.

Para. 188 of the NPPF states:

'The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively....'.

In light of Thames Water's confirmation that the existing system does have capacity to accommodate the proposed development; the separate regulatory regime that exists requiring that adequate foul water infrastructure is provided to serve new development and controlling its operation; and the proposed use of conditions to ensure that appropriate provision for foul water disposal is made prior to the occupation of any dwelling, it is not considered that wider concerns about the failure of sewage infrastructure and resultant environmental damage provides a reason to refuse the current application.

#### AMENDMENT TO RECOMMENDATION

Amend wording of Condition 05 to state:

No development (including demolition) other than the construction of the access shall take place until the vehicular access onto Gardeners Road has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details are required to be in general accordance with Access Option A set out in the Transport Statement Rev A 19/0245/5777/KRS dated 12th June 2019 and to take into account the arboricultural and ecological implications of its construction.

REASON: In the interests of highway safety and given the potential impact of the construction of the access road on the adjacent Local Wildlife Site.

Additional condition 36:

No dwelling hereby permitted shall be occupied until a copy of the consent from the sewerage undertaker confirming that sufficient capacity exists within the public sewerage infrastructure for the proposed foul water connection and agreeing to the connection being made, has been submitted to, and confirmed in writing by, the Local Planning Authority.  
REASON: To ensure that the disposal of foul water is appropriately provided for the development prior to its initial occupation in accordance with policy CS1 of the Core Strategy.

Amendment to informative 03 to read:

The following indicative plans were considered in the determination of the application and are considered to demonstrate that 42 units can be accommodated on the site:

o Mix and Parking Allocation XX-ZZ-DR-A-5SK005 Rev A

o Illustrative Masterplan XX-ZZ-DR-A-SK006 Rev A

However, it is considered that any future layout should pay significant regard to the relationship between the access roads and dwellings to protected trees, particularly the oak located centrally within the site (T1 of TPO 1265), in order to ensure the long-term health and retention of these trees which are a significant feature in the area. Also, some concerns are raised about the relationship between proposed units which could be resolved through changes to the layout. Furthermore, National Planning Policy Guidance indicates that a sequential approach to the location of development within areas at risk of flooding is preferred to providing mitigation measures. In line with this guidance, it is recommended that proposed dwellings are located outside flood risk areas. Consideration should be given to these issues in the submission of any reserved matter relating to the issue of layout.

Additional informative 08:

The applicant is advised that the details of the access required to be submitted by virtue of Condition 05 should be in general accordance with Option A of the Transport Statement Rev A 19/0245/5777/KRS dated 12th June 2019, using Gardeners Road as the primary route to the site, with Aldridge Park as a minor arm off this primary route.

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**Item No: 7**

**22/00578/REM**

**Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 3) Warfield Bracknell Berkshire**

Correction to Site Address

Amend to:

Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 3) Warfield Bracknell Berkshire

**AMENDMENT TO RECOMMENDATION**

The following conditions under the recommendation are amended:

Condition 1:

The development hereby permitted shall be carried out only in accordance with the following plans:-

Site Location Plan - 21203 - S101

Proposed Site Layout - 21203 - P101AN

Coloured Site Layout - 21203 - C101F

Masterplan with Coloured Layout - 21203 - C103F

Building Materials Layout - 21203 - P102AC

Boundary Materials Layout - 21203 - P103L

Affordable Housing Layout - 21203 - P104L

Plots 1-3 Proposed Plans and Elevations - 21203 -P110A

Plots 4-5 and 6-7 Proposed Plans and Elevations - 21203 -P143B

Plots 8, 13, 45, 50 and 175 Proposed Plans and Elevations - 21203 -P112A

Plots 9-10 and 11-12 Proposed Plans and Elevations - 21203 -P113A

Plot 14 Proposed Plans and Elevations - 21203 -P114A

Plots 15-16, 34-35 and 71-72 Proposed Plans and Elevations - 21203 -P111B

Plots 17, 33, 36 and 39 Proposed Plans and Elevations - 21203 -P115B

Plot 18 Proposed Plans and Elevations - 21203 -P116B

Plots 19-30 Apartment Building A - Proposed Ground and First Floor Plans - 21203 P160B

Plots 19-30 Apartment Building A - Proposed Second Floor and Roof Plans - 21203-P161B  
 Plots 19-30 Apartment Building A - Elevations - 21203 - P162B  
 Plots 31-32 and 37-38 Proposed Plans and Elevations - 21203 -P117A  
 Plot 40-41 and 42-43 Proposed Plans and Elevations - 21203 -P118C  
 Plot 44 Proposed Plans and Elevations - 21203 -P119B  
 Plots 46-49 Proposed Plans and Elevations - 21203 -P120A  
 Plots 51-52 Proposed Plans and Elevations - 21203 -P121B  
 Plots 53-55 and 73-75 Proposed Plans and Elevations - 21203 -P122B  
 Plots 56-58 Proposed Plans and Elevations - 21203 -P123B  
 Plots 59-70 Apartment Building B1 and B2 - Floor Plans -21203 -P166D  
 Plots 59-70 Apartment Building B1 and B2 - Elevations - 21203 -P168D  
 Plots 76-87 Apartment Building C - Grd & 1st Floor Plans - 21203 -P170C  
 Plots 76-87 Apartment Building C- Second Floor & Roof Plans - 21203 -P171C  
 Plots 76-87 Apartment Building C - Elevations - 21203 -P172C  
 Plots 88 and 89 Proposed Plans and Elevations - 21203 -P124A  
 Plots 90, 92, 93, 103, 115, 116, 117, 118 and 144 Proposed Plans and Elevations - 21203 -  
 P125B  
 Plots 91 and 133 Proposed Plans and Elevations - 21203 -P126B  
 Plot 94 Proposed Plans and Elevations - 21203 -P144B  
 Plots 95-97 Proposed Plans and Elevations - 21203 -P145B  
 Plots 98, 100, 102, 119, 145 and 150 Proposed Plans and Elevations - 21203 -P129B  
 Plots 99 and 154 Proposed Plans and Elevations - 21203 -P127D  
 Plot 101, 152 and 153 Proposed Plans and Elevations - 21203 -P146B  
 Plots 104-110 Apartment Building D - Floor Plans - 21203 -P176D  
 Plots 104-110 Apartment Building D - Elevations - 21203 -P177C  
 Plots 111-112 and 113-114 Proposed Plans and Elevations - 21203 - P130B  
 Plots 120-121, 126-127, 128-129 and 148-149 Proposed Plans and Elevations - 21203 -  
 P131B  
 Plots 122 and 131 Proposed Plans and Elevations - 21203 -P132B  
 Plots 123 and 124 Proposed Plans and Elevations - 21203 -P147A  
 Plots 125, 130 and 168 Proposed Plans and Elevations - 21203 -P134B  
 Plot 132, 139, 140, 141, 163 and 166 Proposed Plans and Elevations - 21203 -P135B  
 Plots 134 and 147 Proposed Plans and Elevations - 21203 -P136B  
 Plots 135-136 Proposed Plans and Elevations - 21203 -P137B  
 Plots 137-138, 142-143, 164-165 and 169-170 Proposed Plans and Elevations - 21203 -  
 P138C  
 Plots 146, 167, 171 and 172 Proposed Plans and Elevations - 21203 -P139A  
 Plot 151 Proposed Plans and Elevations - 21203 -P140B  
 Plot 155-156 and 161-162 Proposed Plans and Elevations - 21203 -P141C  
 Plots 157-158 and 159-160 Proposed Plans and Elevations - 21203 -P142D  
 Plots 173 and 174 Proposed Plans and Elevations - 21203-P178B  
 Ancillary Buildings Proposed Plans and Elevations - Sheet 1 - 21203 -P150E  
 Ancillary Buildings Proposed Plans and Elevations - Sheet 2 - 21203 -P151C  
 Hard Landscape Plans Sheet 1 - 33577 LN-LD-301 Rev H  
 Hard Landscape Plans Sheet 2 - 33577 LN-LD-302 Rev H  
 Hard Landscape Plans Sheet 3 - 33577 LN-LD-303 Rev H  
 Hard Landscape Plans Sheet 4 - 33577 LN-LD-304 Rev H  
 Hard Landscape Plans Sheet 5 - 33577 LN-LD-305 Rev I  
 Hard Landscape Plans Sheet 6 - 33577 LN-LD-306 Rev H  
 Hard Landscape Plans Sheet 7 - 33577 LN-LD-307 Rev H  
 Hard Landscape Plans Sheet 8 - 33577 LN-LD-308 Rev H  
 Soft Landscape Plans Sheet 1 - 33577 LN-LD-401 Rev J  
 Soft Landscape Plans Sheet 2 - 33577 LN-LD-402 Rev J  
 Soft Landscape Plans Sheet 3 - 33577 LN-LD-403 Rev J  
 Soft Landscape Plans Sheet 4 - 33577 LN-LD-404 Rev J  
 Soft Landscape Plans Sheet 5 - 33577 LN-LD-405 Rev K  
 Soft Landscape Plans Sheet 6 - 33577 LN-LD-406 Rev J  
 Soft Landscape Plans Sheet 7 - 33577 LN-LD-407 Rev J  
 Soft Landscape Plans Sheet 8 - 33577 LN-LD-408 Rev J  
 Plant Schedule and Notes - 33577 LN-LD-409 Rev J  
 Outline Planting Notes and Management Strategy - 33577 LN-LD-410

REASON: To ensure that the development is constructed as approved by the Local Planning Authority.

Condition 23:

Delete - duplicates an outline condition.

New Condition 28:

No part of the development shall be occupied until a scheme for informing buyers and residents about the importance of biodiversity in gardens and good management of grassland has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the scheme.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1 CS7]

New Condition 29:

No development shall commence until either:

- a) confirmation has been provided to the Local Planning Authority from the sewerage undertaker that sufficient capacity within the sewerage infrastructure exists to serve the development; or
- b) a scheme for the improvement of the existing sewerage system by the sewerage undertaker to ensure that sufficient capacity is provided to serve the development has been provided to the Local Planning Authority. No dwelling shall be occupied until the scheme for improvement of the existing sewerage system has been completed in full as approved.

REASON: To ensure that the development is adequately served by sewerage infrastructure.

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**Item No: 8**

**23/00544/RTD**

**Land For Base Station London Road Bracknell Berkshire**

**ADDITIONAL REPRESENTATIONS**

Since the report was written 29 objections have been received objecting to the mast on heath and visual impacts.

[Officer note: All these matters are addressed in the report and all objections received are from outside the borough boundary.]

A representation of no objection was received from Bracknell Town Council on 07/09/2023.

**AMENDMENT TO OFFICER REPORT**

Paragraph 9.23 reference to National Planning Policy Framework (NPPF) Paragraph 116, is deleted and replaced with reference to Paragraph 118 of the NPPF.

**AMENDMENT TO RECOMMENDATION**

Condition 01 amended to read as follows:



This approval is in relation to the following drawings;  
100 Rev: A - Site Location Maps - received: 09/08/2023.  
201 Rev: A - Proposed Site Plan - received: 09/08/2023.  
301 Rev: A - Proposed Site Elevation - received: 09/08/2023 (as amended by Condition 02)

Condition 02 (paint colour) amended to read as follows:

The proposed mast shall only be carried out in accordance with the colour to be used in the external elevations of the development hereby approved as follows:  
galvanised steel or painted in galvanised steel

The following additional condition is recommended:

03. The existing 15 metre high mast approved and implemented under application 14/00235/RTD shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational and the existing mast has been decommissioned.

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

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