

Date Published: 17 January 2024



PLANNING COMMITTEE

18 JANUARY 2024

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
18th January 2024
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5

23/00095/FUL

Bracknell Ice Rink and Ski Centre John Nike Way Binfield Bracknell

AMENDMENT TO REPORT

Site Description

Para. 3.3 'North Street' to be replaced by 'North View' to read:

'The site, as a whole, is located on a former landfill site. It is located within Flood Zone 1 although Environment Agency records indicate some pockets of surface water flood risk. Tree Preservation Order No. 157 covers a group of trees close to the site's south-western corner, south of the ski slope, and a further group of trees located along the northern edge of North View, immediately to the south of the site's southern boundary.'

Representations Received

An additional letter of support has been received from Berkshire Local Enterprise Partnership on grounds that:

- there are currently no buildings of comparable size and type to that being proposed within Bracknell which is clear barrier to attracting businesses to the area
- development will create a mix of employment and skills opportunities
- support for development's commitment to sustainability and biodiversity through measures aimed at carbon net zero and enhancement of natural environment

Principle of development - Provision of B2/B8 facility

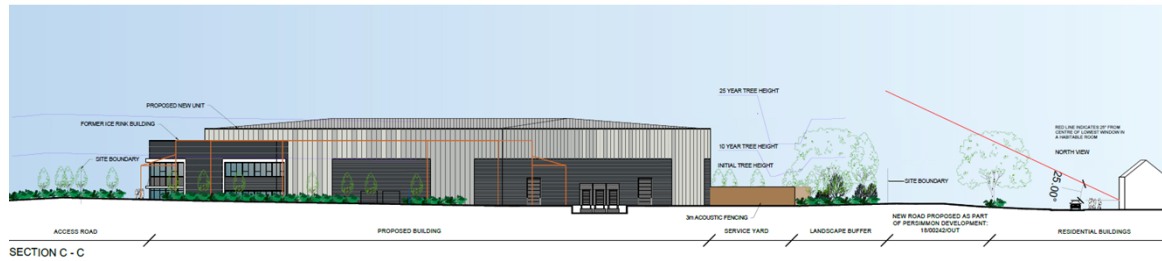
After para. 9.23 insert:

In their Post-hearing Letter, the Examination Inspectors state 'As the Council has already accepted within the proposed MMs which accompanied the submitted plan, modifications are required to refer to the amount of floorspace proposed, acknowledge that this is insufficient to meet identified needs in the Borough, and state that the Council will continue to be supportive of suitable proposals for employment uses in appropriate locations in accordance with the Employment Policies to address the shortfall and to carefully monitor emerging trends which could be responded to, if necessary, through a Local Plan Review.'

The main modifications proposed to Policy LP27 'Employment Development outside designated Employment Areas' make clear that industrial and distribution/storage uses in defined settlements but outside designated employment areas will be supported where they will not cause unacceptable adverse impacts on adjoining uses. In this instance, the impacts of transport movements, noise, hours of operation and lighting have all been considered and are addressed within the report. Should any use be introduced on this site which had a particular impact in terms of emissions, the Council is satisfied that sufficient regulation is provided under separate legislation such as the Control of Pollution Act 1990 and the Hazardous Substances Act 1990 in order to protect adjacent occupiers. As a result, it is concluded that the principle of introducing a B2/B8 use onto this site should be supported in accordance with Policy LP27 of the emerging Local Plan.

Impact on residential amenity

Section C-C under para. 9.39 be replaced with following section which shows 3m high acoustic fence in place of the 2m high timber fence previously proposed:



AMENDMENT TO RECOMMENDATION

Condition 02 amended to read:

The development shall be carried out in full accordance with the following plans and other submitted details received by the Local Planning Authority:

Site Location Plan PL001

Proposed Site Plan PL003 H

Proposed Ground Floor Plan PL004

Proposed First Floor Plan PL005

Proposed Elevations and Section PL006 A

Proposed Roof Plan PL007 A

Proposed Site Sections PL008 C

Proposed Site Sections PL009B

Proposed Site Sections PL010 A

Landscape General Arrangement Plan Sheet 1 of 2 PL016 E

Landscape General Arrangement Plan Sheet 2 of 2 PL017 E

Landscape details Sheet 1 of 2 PL018

Noise Impact Assessment (ACCON UK Limited, 08.11.2023, A4325/N/03)

Operational Noise Management Plan 08.11.2023

Biodiversity Metric

Sustainability and BREEAM Statement rev 2 January 2023 MBA Consulting Engineers.

Energy Strategy Issue P2 January 2023 MBA Consulting Engineers

Flood Risk and Drainage Strategy Report prepared by Clancy Consulting, reference 2.9856-CCL-XX-00-RP-5C-4010 P05 dated 28/09/23

Supplementary ground investigation report, Applied Geology, Jan 2023, Ref AG3228A-22-AP26-issue 2

Framework Travel Plan Rev 3 prepared by Motion dated 11.05.2023

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

Condition 17 amended to read:

17. Within 3 months of the part of the new spine road adjacent to the site's southern boundary being completed, a ramped pedestrian access shall be provided in accordance with details submitted to and approved in writing by the Local Planning Authority. These details should provide a cross section of the path with details of protective barriers and appropriate signage. The pedestrian access shall thereafter be retained in accordance with the approved details.

REASON: In the interests of pedestrian and highway safety.

[Relevant Policy: CSDPD CS23]

Condition 29 amended to read;

29. The green roof and vertical green panels shall be provided in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. All planting comprised in the approved scheme shall be carried out in full accordance with the scheme in the next planting season (1st October to 31st March inclusive) to the completion of the approved

development. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice for General Landscape Operations' or any subsequent revision. All plants included within the approved scheme shall be healthy, well-formed specimens and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any plants which within a period of 5 years from the completion of the development die, are removed, uprooted are significantly damaged, become diseased or malformed shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The green roof and panels shall thereafter be retained and shall be maintained and managed in accordance with details to have been approved within the landscape and ecological management plan (LEMP) submitted pursuant to Condition 27 of this permission. REASON: In the interests of biodiversity, good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

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