

Date Published: 17 July 2024



## **PLANNING COMMITTEE**

**18 JULY 2024**

### **SUPPLEMENTARY PAPERS**

**TO: ALL MEMBERS OF THE PLANNING COMMITTEE**

The following papers were circulated at the above meeting.

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 July 2024**  
**SUPPLEMENTARY REPORT**

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

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**Item No: 5**

**23/00488/FUL**

**Land At Junction Of Wood Lane and Forest Road Wood Lane Binfield**

Application has been deferred.

**Item No. 6**

**23/00838/FUL**

**Land At Former Blue Mountain Clubhouse Wood Lane Binfield**

Application has been deferred

**Item No: 7**

**24/00154/FUL**

**29 Micheldever Way Bracknell Berkshire RG12 0XX**

**REPRESENTATIONS RECEIVED**

A further objection has been received, which can be summarised as follows:

- Proposed fence will be out of keeping in area as the existing fence is not visible behind the hedge
- Proposal would set a precedent as few fences are visible and are set back from the boundary

An additional representation has been received from a neighbour who has already objected raising further issues, which can be summarised as follows.

- Report is potentially misleading and does not give a true picture, giving rise to a potential judicial review.  
[Officer Comment - Members have visited the site and photos will be provided within the Officer's presentation]
- Concern the proposed fence will be visible whereas the existing fence is not visible due to the height of the hedge
- No hard landscaping is visible in streetscene
- Proposal is out of character of the area

Letter of support received from 11 Popham Close, which can be summarised below:

- Part of the hedge is already dying there is already a precedent in the area.

**ADDITION TO OFFICER REPORT**

Following para. 9.7 the following text is added:

It is acknowledged that part of the new fence will be visible particularly whilst the proposed landscaping establishes. However, consideration must be given to the permitted development fall-back position and also the fact that the hedge could be removed without the need for planning permission exposing the existing fence.

The fallback position is that the existing fence could be replaced with a 2m high fence if the hedge was not being removed as the hedge constitutes an intervening feature. The hedge could then be removed at a later date without the need for planning permission.

Whilst it is acknowledged that the existing fence is currently hidden from view by the existing hedge, planning permission would not be required to replace the existing fence, and in the event that the existing hedge is removed, the new fence would be visible in the streetscene.

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